

FLATHEAD COUNTY DEVELOPMENT CODE

SUBDIVISION REGULATIONS

Review Committee Draft updated for March May 24, 2010

Committee Recommended Changes in grey shade
Recommended Changes Per 2009 Legislature in blue shade
Policy items in yellow shade

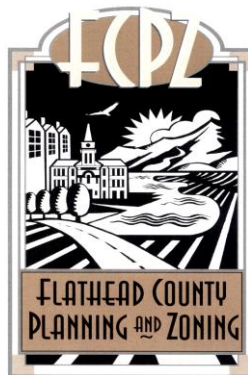
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Flathead County Subdivision Regulations

4.0 General Provisions

4.0.1 Purpose

The purpose of this Chapter is to provide standards and procedures for the acceptance, processing, public input, and final action on subdivision and other land division applications and to require uniform monumentation of land subdivisions and transferring interests in real property by reference to a plat or certificate of survey or other land survey monument.

The purposes of these regulations are to promote the public health, safety, and general welfare by regulating the subdivision of land; to prevent the overcrowding of land; to lessen congestion in the streets and highways; to provide for adequate light, air, water supply, sewage disposal, parks and recreation areas, ingress and egress, and other public requirements; to require development in harmony with the natural environment; to minimize impacts to wildlife and to promote preservation of wildlife habitat; to promote preservation of open space; to promote cluster development approaches that minimize costs to local citizens and that promote effective and efficient provision of public services; to protect the rights of property owners; and to require uniform monumentation of land subdivisions and transferring interests in real property by reference to a plat or certificate of survey (76-3-102, MCA). These regulations are intended to comply with the MSPA, and are intended to promote:

- a. the orderly development of the jurisdictional area;
- b. the coordination of roads within subdivided land with other roads, both existing and planned;
- c. the dedication of land for roadways and for public utility easements;
- d. the improvement of roads;
- e. the provision of proper physical and legal access, including obtaining necessary easements;
- f. the provision of adequate open spaces for travel, light, air, and recreation;
- g. the provision of adequate transportation, water, drainage, and sanitary facilities;
- h. the avoidance or minimizing of congestion;
- i. the avoidance of subdivisions which would involve unnecessary environmental degradation;
- j. the avoidance or minimizing of impacts to wildlife; (HB 486 Sec. 17)
- k. the avoidance or minimizing of impacts to wildlife habitat; (HB 486 Sec. 17)

- l. the avoidance of danger or injury by reason of natural hazard, including but not limited to fire and wildland fire, the lack of water, drainage, access, transportation, or other public improvements;
- m. the avoidance of excessive expenditure of public funds for the supply of public improvements and services;
- n. the manner and form of making and filing of any preliminary plat for subdivided lands;
- o. the administration of these regulations by defining the powers and duties of approving authorities, including procedures for the review and approval of all plats of subdivisions covered by these provisions; and
- p. implementation in accordance with Flathead County Growth Policy and other local community zoning districts under the jurisdiction of Flathead County.

4.0.2 Jurisdiction and Coordination

These Regulations govern the subdivision of land within the jurisdictional area of the Flathead County Board of County Commissioners (Commission). The Commission may enter into land use inter-local agreements with cities and other jurisdictional agencies to guide land use decision making. If a proposed subdivision lies within one mile of a third class city or town or within two miles of a second-class city or within three miles of a first class city, the Commission shall submit the preliminary plat to the city or town governing body or its designated agent for review and comment. If a proposed subdivision lies partly within an incorporated city or town, the preliminary plat shall be submitted to, and approved by, both the city or town and the county governing bodies.

4.0.3 Applicable Regulations (Suggest moving to this section)

Subdivision review, including final plats, shall occur under those Regulations in effect at the time a preliminary plat is deemed to contain sufficient information for review. ~~If these Regulations change during the element and/or sufficiency review by the Planning and Zoning Office, the element and sufficiency reviews shall be based on the changed Regulations.~~

4.0.4 Amendment of Subdivision Regulations

Before the Commission amends these Regulations it will hold a public hearing on the proposed amendment. Notice of the time and place of the public hearing must be published in a newspaper of general circulation in the county not less than 15 days or more than 30 days before the date of the hearing.

4.0.5 Violation and Penalties

Any person, firm, corporation, or other entity that violates any of the provisions of these Regulations is guilty of a misdemeanor violation. Each sale, lease, or transfer, or offer of sale, lease, or transfer of each separate parcel of land in violation of any provision of these Regulations shall be deemed a separate and distinct offense. The foregoing is not deemed a limitation on any other action for enforcement.

4.0.6 Transfers of Title

Pursuant to 76-3-303, MCA, a final subdivision plat must be filed of record with the Flathead County Clerk and Recorder (Clerk and Recorder) before title to any lot created by the subdivided land can be sold or transferred in any manner. After the preliminary plat of a subdivision has been approved or conditionally approved, the subdivider may enter into contracts to sell lots in the proposed subdivision.

4.0.7 Construction Timing

The subdivider is discouraged from engaging in construction of improvements prior to approval of the preliminary plat. On-site improvements shall not be considered in the decision to approve, conditionally approve or deny the preliminary plat. ~~and may be grounds to deny a proposed subdivision.~~ There shall be no site disturbance of any area within 100 feet of a stream or riparian area prior to preliminary plat approval.

4.0.8 Permission to Enter

~~The submission of a subdivision application constitutes a grant of permission by the subdivider to enter the subject property. Staff will make every effort to contact the subdivider and schedule an appointment prior to entering the property.~~ The Commission or its designated agent(s) may investigate, examine, and evaluate the site of the proposed subdivision to verify information provided by the subdivider and to subsequently monitor compliance with any conditions if the preliminary plat is approved conditionally. In the event of a noticed, on-site public meeting, this consent applies to members of the public and affected agencies attending a noticed public meeting for a site visit.

4.0.9 Appeals

A decision of the Commission regarding a proposed subdivision may be appealed to the district court pursuant to 76-3-625, MCA. A party who is aggrieved by a decision of the Commission may, within 30 days *from the date of the written decision (HB 486 Sec.22)* ~~after notification of the decision~~, appeal to the district court. The petition must specify the grounds upon which the appeal is made.

4.0.10 Restrictive Covenants

No covenants shall be allowed to satisfy any preliminary subdivision plat conditions of approval *except for provisions of road maintenance, stream riparian protection buffers, Wildland Urban Interface mitigations and no-build zone/building envelope provisions where applicable. The Commissioners may require a separate section of a set of Covenants that addresses the exceptions and requires the consent of the Commissioners to amend.*

**** Review Committee suggests allowing CC&R's to be used for the limited topics of road maintenance and conditions related to environmental sensitivity/constraints.**

4.0.11 Subdivision Variances

The subdivider may request a variance from design standards set forth in Section 4.7 of these Regulations (Subdivision Design Standards) when, due to the characteristics of land proposed for subdivision, strict compliance with these standards would result in undue hardship and would not be essential to the public welfare. *(HB 486 Sec. 14) All variances associated with subsequent*

minor and major subdivisions shall be specifically considered in a public hearing. A variance shall not be granted if it would have the effect of nullifying the intent and purpose of these Regulations. The Commission shall not approve a variance unless it finds that all of the following are met:

- a. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties;
- b. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed;
- c. The variance will not cause a substantial increase in public costs, now or in the future;
- d. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations;
- e. The variance is consistent with the surrounding community character of the area.

4.0.12 Subdivision Variance Procedure

The subdivider shall include with the preliminary plat application ~~submission of the preliminary plat~~ a written statement describing and justifying ~~the~~ any requested variance. *(HB 486 Sec. 14) If during the review period a need for a variance is identified, and the variance has not been specifically requested, the application is insufficient and the review period will be suspended until the issue is determined to be sufficiently addressed. For all variances associated with subsequent minor and major subdivisions,* The Flathead County Planning Board (Planning Board) will consider the requested variance(s) and recommend ~~its~~ approval or denial to the Commission. In granting variances, the Commission may impose reasonable conditions to secure the objectives of these Regulations.

4.0.13 Subdivision Variance Statement of Facts

When a variance is granted by the Commission, the motion of approval of the proposed subdivision must contain a statement describing the variance and the facts and conditions upon which the issuance of the variance is based.

4.0.13 Variances from Floodway and Floodplain Provisions Not Authorized

~~The Commission shall not approve any subdivision variance within a Floodway or 100-Year Floodplain.~~

4.0.14 Public Hearings and Notices – In General

The Planning Board shall hold a public hearing on all land use applications when a hearing is required by these Regulations. The Commission may refer a proposed preliminary major subdivision back to the Planning Board for a subsequent public hearing if new information becomes available that was not considered in the previous public hearing pursuant to 76-3-615, MCA. In both cases the following procedure applies:

- a. Notice of the times and dates of the hearings shall be given by publication in a newspaper of general circulation in the county not less than 15 days prior to the date of the hearings;
- b. At least 15 days prior to the date of the hearing, notice of the hearing shall be given by certified mail to the each property owner of record whose property is within 150 feet from the subject site. Where the proposed subdivision abuts a public right-of-way or rivers less than 150 feet in width, the properties across such right-of-way or water course shall be considered as adjacent;
- c. The Planning and Zoning Office shall post notices at conspicuous places on the site of the proposed land division; ~~or use application;~~
- d. Public hearing notices shall be posted on the Planning and Zoning website at least 15 days prior to the date of the hearing;
- e. In order to allow sufficient time for reasonable comment, should new information or the comment at a public hearing extend so long that the Planning Board determines that its decision would be affected by the members' fatigue, or should natural events occur which preclude the completion of the public hearing or Planning Board deliberations, the Planning Board, by majority vote of those present, may continue the hearing to the next available meeting. This continued hearing is not a subsequent hearing, nor does it extend the time limits stated in these Regulations without subdivider approval.

4.0.15 Application Deadlines and Fees

All application fees for preliminary and final applications and plats will be due at the time of the subdivision application. The fee schedule and application deadlines will be reviewed annually by the Planning Board and set by the Commission. All of the following apply:

- a. No application fees will be refunded once an application ~~has been deemed sufficient is accepted by the Planning and Zoning Office and sufficiency review has been completed;~~
- b. If an application is terminated prior to ~~an application being deemed sufficient sufficiency review~~ the Planning and Zoning Office will refund one-half of the application fee;
- c. Application submittal deadlines will be scheduled by the Planning and Zoning Office and posted annually. All application submittals will be logged into the Planning and Zoning Office as of the date of next scheduled deadline for review and processing.

4.0.16 Subdivision Improvements Agreement; Guaranty

Pursuant to 76-3-507 MCA the subdivider must have installed all required improvements or have entered into a subdivision improvements agreement (Appendix ~~H G~~) guaranteeing the construction and installation of all required improvements prior to final plat approval. (HB 486 Sec.15) *At least 65% of the total improvement cost must be expanded by the developer on required improvements before the developer may enter into a subdivision improvements agreement with the county. The 65% requirement would apply only to preliminary plats approved after adoption of these regulations. The Commission may also require specific types of*

improvements necessary to protect public health and safety to be completed prior to the governing body allowing a Subdivision Improvement Agreement. The Commission shall not approve a subdivision improvement agreement until all Department of Environmental Quality and other state agency approvals have been obtained.

- a. The subdivision improvement agreement must be complete and submitted with the application for final plat;
- b. The term of the Subdivision Improvement Agreement is no more than ~~one (1) year~~ eighteen (18) months following final plat approval;
- c. The subdivider may request a one year extension to the subdivision improvement agreement. The Commission shall require a new “estimated construction cost” and surety to reflect 125 percent of the estimated construction cost, prior to extension approval.

4.0.17 Waiver Of The Right To Protest (HB 486 Sec. 17)

Pursuant to 76-3-608[7]MCA, the governing body may require as a condition of preliminary plat approval that a property owner waive the right to protest the creation of a special improvement district or rural improvement district for capital improvement projects that identify the specific capital improvements for which protest is being waived. A waiver of the right to protest may not be valid for a time period longer than 20 years after the date that the final subdivision plat is filed with the Flathead County Clerk and Recorder.

4.0.18 Latecomers Agreement

For improvements that a subdivider constructs beyond those directly attributable to the subdivision, the subdivider may request a Latecomers Agreement (Appendix I H). The agreement would put into place a mechanism to reimburse a portion of the capital construction costs the subdivider incurs which are not directly attributable to impacts caused from the subdivision. Payback funds would be exacted from future subdividers who directly benefit from the fronted capital improvements.

4.1 Application and Review Process

4.1.1 Subdivision Pre-application Process (HB 486 Sec. 13)

Prior to submittal of a subdivision application, the subdivider shall request, in writing, a pre-application meeting with the Planning and Zoning Office. The Planning and Zoning Office and subdivider shall follow the pre-application process identified in Appendix A (Subdivision Pre-application Process). A preliminary meeting to explain the subdivision *application and review* process is *required. available for all interested parties.* Prior to submittal of a subdivision application, the subdivider shall request a pre-application meeting with the Planning and Zoning Office (*authorized agent*) by submitting a Pre-application Request Form and attachments. *The Planning and Zoning Office and subdivider shall follow the pre-application process identified in Appendix A (Subdivision Pre-application Process).* The Planning and Zoning Office shall notify the subdivider within five working days of the meeting date and time. The pre-application meeting shall occur within 30 days after the request is submitted. Condominium developments shall be reviewed and processed pursuant to Section 4.6.

4.1.2 Application and Preliminary Plat Submittal

The subdivider shall submit to the Planning and Zoning Office a subdivision application containing all of the following materials:

- a. For subdivisions with five or fewer lots, a completed original copy of a First Minor Subdivision Preliminary Plat Application Form and information required in B (Application and Preliminary Plat Supplements) and the required fee;
- b. For subdivisions with more than five lots, a completed original copy of either a Major Subdivision Preliminary Plat Application Form and information required in Appendix B (Application and Preliminary Plat Supplements) or a Subsequent Minor Subdivision and the required fee;
- c. Such additional relevant and reasonable information as may be required to adequately assess whether the proposed first minor subdivision complies with these Regulations and the Montana Subdivision and Platting Act.
- d. The Planning and Zoning office shall have the discretion to waive one or more of the items listed in Appendix B (Application and Preliminary Plat Supplements) depending on conditions unique to the subdivision, so long as the item(s) is not required by state law. When the Planning and Zoning office waives one or more item, the subdivider shall include a statement along with the preliminary plat application identifying why the item(s) was not required in order to document this action.

4.1.3 Element and Sufficiency Reviews

The Planning and Zoning Office shall complete the element and sufficiency review following the procedures below:

- a. Element Review: Within five working days of receipt of a subdivision application, the Planning and Zoning Office shall determine whether the application contains all of the materials required by Appendix B and shall notify the subdivider in writing of the determination within five working days whether:
 - i. The application contains all the information needed to conduct a sufficiency review;
 - ii. If elements are missing from the application, the Planning and Zoning Office shall identify those elements in the notification and no further action shall be taken on the application until the missing elements are submitted;
 - iii. Information submitted subsequent to a letter of incompleteness shall be evaluated, and a letter of determination made within five working days.
 - iv. If the missing elements are not corrected and submitted to the Planning and Zoning Office within 60 days following the deficiency letter date, the Planning and Zoning Office will terminate the application and file.
- b. Sufficiency Review: Within 15 working days of the date of element completeness the Planning and Zoning Office shall determine whether the subdivision application and elements contain detailed, supporting information required for review and shall notify the subdivider whether:
 - i. The application information is sufficient to continue review and processing;
 - ii. The information is not sufficient to allow for review. The Planning and Zoning Office shall identify the insufficient information in its notification and no further action shall be taken on the application until all material is resubmitted and determined to be sufficient;
 - iii. The subdivider shall correct the sufficiency deficiencies within six months from the date of the original application submittal date. If the subdivider corrects the deficiencies the Planning and Zoning Office shall have 15 working days to notify the subdivider whether the additional materials are sufficient for review and processing;
 - iv. If the sufficiency deficiencies are not corrected within six months following the date of the insufficiency letter the Planning and Zoning Office shall terminate the application and file;
 - v. If an applicant submits additional information after the application was determined to contain sufficient information, the review period shall be extended

an additional 15 working days to allow for a determination that the additional information is sufficient for continued review and processing;

vi. If, during the application review, the preliminary plat or supporting information is found to be in non-compliance with these Regulations the application will be considered insufficient. Within 15 working days the Planning and Zoning Office will notify the subdivider that the application has become insufficient. The original review period (either 35 working days for a first minor subdivision or 60 working days for a major subdivision) shall be suspended and resume at the time the deficiency is corrected and found to be sufficient;

vii. A determination that an application contains sufficient information for review does not ensure that the proposed subdivision will be approved or conditionally approved by the Commission and does not limit the ability of the Planning and Zoning Office or the Commission to request additional information during the review process.

4.1.4 Time Period for Subdivision Approval, Conditional Approval, or Denial

Within 35 working days following the determination of sufficiency for a first minor subdivision, or 60 working days for a major subdivision, the Commission shall approve, conditionally approve or deny the proposed subdivision. The review period begins once the Planning and Zoning Office has given notice to the subdivider that the subdivision application is sufficient for review. Notification constitutes the date when the Planning and Zoning Office has sent the notice to the subdivider.

The review period begins once the Planning and Zoning Office has given notice to the subdivider that the subdivision application is sufficient for review. Notification constitutes the date when the Planning and Zoning Office has sent the notice to the subdivider.

a. Following the determination of sufficiency the Commission shall approve, conditionally approve, or deny the proposed subdivision within the following timeframes:

i. Within 35 working days for a first minor subdivision;

ii. Within 60 working days for a subsequent minor subdivision, unless the subdivider and the planning director agree to an extension or suspension of the review period, not to exceed one year;

iii. Within 60 working days for a major subdivision with less than fifty (50) lots, unless the subdivider and the planning director agree to an extension or suspension of the review period, not to exceed one year; (SB 305)

iv. Within 80 working days for a major subdivision with fifty (50) or more lots, unless the subdivider and the planning director agree to an extension or suspension of the review period, not to exceed one year; (SB 305)

- b. *If, during the application review, the preliminary plat or supporting information is found to be in non-compliance with these Regulations the application will be considered insufficient. Within 15 working days the Planning and Zoning Office will notify the subdivider that the application has become insufficient. The original review period (either 35 working days for a first minor subdivision, or 60 working days for a major subdivision, or 80 working days for a major subdivision with 50 or more lots) shall be suspended and resume at the time the deficiency is corrected and found to be sufficient;*
- c. *Failure of the Commission to comply with the above-described timeframes shall result in financial penalties pursuant to Section 76-3-604(5), MCA. (SB 305)*

4.1.5 Public Agency and Utility Review

Review and comment by public agencies or utilities shall not delay the Commission's action on the subdivision application beyond the review period. The Commission shall make these comments available to the subdivider and to the general public upon request.

4.1.6 Water and Sanitation-Special Rules

The Commission shall approve, conditionally approve or deny a subdivision application based on the water and sanitation information or public comment only if the action is based on existing subdivision, zoning or other regulations that the Commission has the authority to enforce, including:

- a. For a proposed subdivision that will create one or more lots containing less than 20 acres, the Commission shall require approval by the Montana Department of Environmental Quality as a condition of approval for the final plat;
- b. The Commission shall collect public comments submitted regarding water and sanitation information and shall make any comments or a summary of the comments submitted available to the subdivider within 30 days after conditional approval or approval of the subdivision application and preliminary plat. It is recommended that public comment related to sewer and water be submitted in writing at least five days prior to the public hearing or meeting;
- c. The subdivider shall, as part of the application for sanitation approval, forward the comments or the summary provided by the Commission to the:
- i. Reviewing authority provided in Title 76, Chapter 4, MCA, for subdivisions that will create one or more lots containing less than 20 acres;
 - ii. Flathead City-County Health Department for proposed subdivisions that will create one or more lots containing 20 acres or more and less than 160 acres.

4.1.7 Subdivision Consideration and Evidence

The Commission shall not approve a subdivision application unless the proposed subdivision complies with all of the following:

- a. Assures easements for the location and installation of any planned utilities, roadways, pedestrian and bike trails, or other easements required by the Commission shall be shown on the final plat;
- b. Conforms to all applicable design standards set forth in Section 4.7 (Subdivision Design Standards) and other provisions of these Regulations, unless the subdivider secures a variance pursuant to Section 4.0.11;
- c. Assures legal and physical access to each lot within the subdivision and the notation of that access on the applicable plat and any instrument transferring the lot;
- d. Assures that all required public improvements shall be installed before final plat approval, or that their installation after final plat approval shall be guaranteed with a subdivision improvement agreement;
- e. Regarding the disclosure and disposition of surface water rights, if the proposed first minor subdivision will create lots averaging fewer than five acres in size, the subdivider shall either:
 - i.. Reserve all or a portion of the appropriated water rights owned by the owner of the land to be subdivided and transfer the water rights to a single entity for use by landowners within the subdivision who have a legal right to the water;
 - ii. Establish a landowner's water use agreement administered through a single entity that specifies administration and the rights and responsibilities of landowners within the subdivision who have a legal right and access to the water, if the land to be subdivided is subject to a contract or interest in a public or private entity formed to provide the use of a water right on the subdivision lots;
 - iii. Reserve and sever all surface water rights from the land.
- f. Complies with zoning and other applicable regulations authorized by law.

4.1.8 Commission Decision

In making its decision to approve, conditionally approve, or deny a subdivision application the Commission shall consider any of the following, as applicable:

- a. The subdivision application, supporting information, and preliminary plat. A decision to deny cannot be made solely on impacts to educational services;
- b. These Regulations, including but not limited to, the design standards set forth in Section 4.7 (Subdivision Design Standards);
- c. Applicable zoning and other regulations;
- d. An officially adopted growth policy or neighborhood plan;

- e. The environmental assessment (Appendix C) if a major subdivision application or statements of probable impacts (Appendix D) if a first minor subdivision;
- f. Agency and public hearing(s) comments pursuant to Section 4.4.4(c);
- g. Planning Board recommendations and Findings of Fact;
- h. Neighborhood and land use advisory committee recommendations;
- i. Planning staff report;
- j. Any additional information that is allowed by statute or these Regulations pertaining to the proposed major subdivision.

4.1.9 Subdivider's Preference for Mitigation

~~No later than five working days before or at the meeting at which the Commission is to consider the subdivision application and preliminary plat, the subdivider may submit in writing or verbally to the Planning and Zoning Office comments on and responses to the staff findings and recommendations. This document shall include the subdivider's alternative proposals, if any, for mitigating the impacts identified in the recommendations. The Commission shall consult with the subdivider and shall give due weight and consideration to the subdivider's expressed preferences. The Planning and Zoning Office shall forward the subdivider's mitigation recommendations to the Commission within two working days when received.~~

4.1.10 Documentation of Decision

The Commission shall issue written Findings of Fact that discuss and weigh the proposed subdivision's impacts identified pursuant to Section 4.1.8. (HB 486 Sec.13 and Sec. 20) *Within 30 working days following a decision to approve, conditionally approve, or deny a subdivision* the Commission shall send the subdivider a letter with the appropriate signature, and make the letter available to the public. The letter shall:

- a. Contain information regarding the appeal process for the denial or imposition of conditions;
- b. Identify the regulations and statutes used to reach the decision to approve, deny, or impose conditions and explain how they apply to the decision;
- c. Provide the facts and conclusions the Commission relied on to make its decision and reference documents, testimony, or other materials that form the basis of the decision;
- d. Provide the conditions that apply to the preliminary plat approval that must be satisfied before the final plat may be approved.

4.1.11 Preliminary Plat Terms of Approval

The term of the approval or conditional approval of a subdivision application is to be a period of three calendar years beginning at the date of approval or conditional approval.

- a. The Commission may, at the request of the subdivider, extend its approval for a period of one year. The subdivider must give written notice to the Planning and Zoning Office requesting an extension at least 30 working days prior to the end of the three-year period. The planning director has discretion to waive the minimum 30 working day requirement;
- b. After the application and preliminary plat are approved, the Commission shall not impose any additional conditions for final plat approval;
- c. The Commission may withdraw approval of an application and preliminary plat if it determines that information provided by the subdivider, and upon which was material to the approval or conditional approval, is inaccurate;
- d. If the final plat is not filed within the three year time frame or granted a one year extension, the preliminary plat expires and is subject to a new application. The determination made under the expired preliminary plat approval shall not be binding on a subsequent application.

4.1.12 Subdivision Application and Final Plat Submittal

The subdivision final plat submitted for approval must substantially conform to the preliminary plat as previously approved by the Commission and must incorporate all required modifications and comply with all conditions imposed at the time of preliminary plat approval.

- a. The ~~major~~ subdivision final plat, application and all supplementary documents must be submitted to the Planning and Zoning Office at least 45 working days prior to the expiration of preliminary plat approval, or an approved extension of time. Final plat certificates shall be consistent with *samples included in Appendix E (Contents of Final Plat) and Appendix G F (Sample Forms and Certificates)*. The planning director has the discretion to waive the 45 working days.
- b. The subdivision final plat including all supplementary documents shall be submitted with the following:
 - i. A complete final plat application and fee;
 - ii. The final plat ~~format, information and accompanying attachments~~ documents as ~~identified in Appendix E (Content of Final Plat)~~ shall conform to must comply with the Montana Uniform Standards for ~~Monumentation, Certificates of Survey, and Final Subdivision Plats~~ and Appendices E (*Contents of Final Plat*) and *Appendix G F (Sample Forms)*;
 - iii. A written explanation of how each of the conditions of the preliminary plat approval has been satisfied;
 - iv. ~~The major subdivision final plat and accompanying documents must comply with the Montana Uniform Standards for Monumentation, Certificates of Survey, and Final Subdivision Plats;~~

- e. The Planning and Zoning Office shall not accept, begin processing, or schedule any actions on a final plat application submittal until a complete application and fee have been received. Final plat applications shall not be considered complete until all conditions of preliminary approval have been satisfied;
- d. The subdivision final plat shall be reviewed for errors and omissions in calculation or drafting by an examining land surveyor before recording with the Clerk and Recorder.

4.1.13 Final Plat Review

The Planning and Zoning Office shall review the subdivision final plat to confirm that all conditions and requirements for final plat approval have been met. The Planning and Zoning Office shall not accept, begin processing, or schedule any actions on a major subdivision final plat submittal until a complete application and fee have been received:

- a. Final subdivision plats shall be reviewed for errors and omissions in calculation or drafting by an examining land surveyor before recording with the Clerk and Recorder. The examining surveyor shall certify the compliance in a printed or stamped certificate on the plat or certificate of survey. The certificate must be signed by the surveyor;
- b. Insignificant and nonmaterial changes which have a minimal impact on the scale or scope of the project or neighborhood shall be noted in the report to the Commission.

4.1.14 Final Plat Approval

The Commission shall examine the final subdivision final plat and, within 45 working days of its submission to the Planning and Zoning Office, approve it if it conforms to the conditions of preliminary plat approval and is within scheduled deadlines of approval:

- a. If the final ~~major~~ subdivision plat is approved, the Commission shall certify its approval on the face of the final plat. When applicable, a certificate of the Commission expressly accepting any dedicated land, easements, or improvements shall be filed with the final plat;
- b. If the ~~major~~ subdivision final plat is denied, the Commission shall write a letter stating the reason for denial and forward a copy to the subdivider. The Commission shall return the final plat to the subdivider within 10 working days of the action. The subdivider may then make any necessary corrections and resubmit the major subdivision final plat for approval.
- c. If the final plat differs substantially from the approved preliminary plat, the Commission shall return the final plat to the Planning and Zoning Office for additional review or deny the plat based on inconsistency with the preliminary plat.

4.1.15 Final Plat Filing

The Clerk and Recorder may file an approved subdivision final plat only if it is accompanied by Commission certification and the documents specified in the Montana Uniform Standards for Monumentation, Certificates of Survey, and Final Subdivision Plats:

- a. The approved subdivision final plat shall not be altered in any manner, except as provided in Section 4.1.16 and the Montana Subdivision and Platting Act;
- b. The Clerk and Recorder shall not accept and file an approved final plat if it is not accompanied by the Commission's certification and the documents specified in the Montana Uniform Standards for Monumentation, Certificates of Survey, and Final Subdivision Plats;
- c. The subdivision final plat must be filed with the Clerk and Recorder within 30-180 working days of Commission approval and not altered in any way.

4.1.16 Amending Filed Subdivision Plats

Changes that materially alter any portion add lots or that may alter the original conditions of approval of an approved and a filed subdivision plat are subject to Section 4.2 if a first minor or Section 4.4 if a major subdivision. The Commission shall not approve an amendment that will create a non-conforming lot according to the design standards contained in Section 4.7 (Subdivision Design Standards) and these Regulations. its land divisions or improvements, or that will modify the approved use of land within the subdivision, shall be made by filing an amended plat showing all alterations. Any alteration must be approved by the Commission:

- a. An amended plat is subject to the procedures for reviewing either a first minor (less than six lots) or a major subdivision (more than six lots). The Commission shall not approve an amended final plat without the written consent of the owners and/or lenders of all lots which will be modified by the proposed amendment;
- b. The Commission shall not approve an amendment that will create a non-conforming lot according to the design standards contained in Section 4.7 (Subdivision Design Standards) and these Regulations.

4.2 First Minor Subdivisions

~~4.2.1 First Minor Subdivision Pre-application Process~~ (Moved and integrated into 4.1)

~~4.2.2 First Minor Subdivision Application and Preliminary Plat Submittal~~ (Moved and integrated into 4.1)

4.2.1 First Minor Subdivision Exceptions:

All of the following do not apply to first minor subdivisions:

- a. Preparation of an environmental assessment;
- b. Public hearing requirements.

~~4.2.4 First Minor Subdivision Element and Sufficiency Reviews~~ (Moved/integrated into 4.1.3)

~~4.2.5 First Minor Subdivision Applicable Regulations~~ (Moved and integrated into 4.1)

~~4.2.6 Time Period for First Minor Subdivision Approval, Conditional Approval, or Denial~~ (Moved and integrated into 4.1)

~~4.2.7 First Minor Subdivision Public Agency and Utility Review~~ (Moved and integrated into 4.1)

~~4.2.8 First Minor Subdivision Water and Sanitation-Special Rules~~ Moved/integrated into 4.1.6)

~~4.2.9 First Minor Subdivision Consideration and Evidence~~ Moved and integrated into 4.1)

~~4.2.10 First Minor Subdivision Commission Decision~~ Moved and integrated into 4.1)

~~4.2.12 First Minor Subdivision Documentation of Commission Decision~~ Moved and integrated into 4.1)

~~4.2.13 First Minor Subdivision Preliminary Plat Terms of Approval~~ Moved and integrated into 4.1)

4.2.2 14 First Minor Subdivision Amended Application and Preliminary Plat Application

If the subdivider changes the first minor subdivision application or preliminary plat before the Commission makes its decision regarding the preliminary plat, the subdivider shall submit the amended application or amended preliminary plat to the Planning and Zoning Office for review:

- a. Within 15 working days of receiving the amended application or preliminary plat, the planning director shall determine whether the changes to the subdivision application or preliminary plat are material and would create additional impacts which the application does not address;
- b. The 35 working day review period is suspended while the planning director and Commission consider the amended application or preliminary plat;
 - i. If the planning director determines the changes are not material, the 35 working day review period resumes when the Planning and Zoning Office sends notice of the decision to the subdivider;
 - ii. If the planning director determines the changes are material, the subdivider may schedule a new pre-application meeting and submit a new application and fees. The original application fee shall not be refunded or transferred to the new application.
- c. The following changes, although not an exhaustive list may be considered material:
 - i. Configuration ~~or~~ that would affect access to proposed lots or increases the number of lots;
 - ii. Road layout of lots that would alter the recommended conditions of approval or place the subdivision out of compliance with these Regulations;
 - iii. Water and/or septic proposals;
 - iv. Configuration of park land, open spaces or natural areas;
 - v. Easement provisions that would affect access or lot development;
 - vi. Designated primary or secondary access to the subdivision.
- d. Any subdivider may appeal the decision of the planning director to the Commission. If appealed, the subdivider shall request a hearing, and may submit additional evidence to show that the changes to the preliminary plat are not material:
 - i. If the Commission concludes that the changes to the subdivision application are material, the subdivider shall be required to submit a new subdivision application and preliminary plat;
 - ii. If the Commission concludes that the evidence and information demonstrate the changes to the subdivision application are not material, the 35 working day review period resumes as of the date of the decision.

4.2.15 Final Plat Submittal and Review (Moved and integrated into 4.1.12-15)

4.2.16 First Minor Subdivision Final Plat Approval — (Moved and integrated into 4.1.12-15)

4.2.17 First Minor Subdivision Final Plat Filing (Moved and integrated into 4.1.12-15)

4.2.18 Amending Filed First Minor Subdivision Plats (Moved and integrated into 4.1.16)

4.2.19 First Minor Subdivision Improvements Agreement; Guaranty (Moved/ integrated 4.0.16)

4.2.20 First Minor Subdivision Latecomers Agreement (Moved and integrated into 4.0.17)

4.2.21 First Minor Subdivision Cluster Development

As authorized by 76-3-509, MCA, all of the following apply to first minor subdivisions proposed for clustering lots in unzoned areas:

- a. — An area of open space must be preserved that is at least 25 percent as large as the gross area of the site to be subdivided;
- b. — Open space must be preserved through an irrevocable conservation easement or deed restriction granted in perpetuity as provided for in Title 76, Chapter 6, MCA, prohibiting further development of the open space parcel;
- c. — The area contained in individual lots will be dictated by public or community water and sewer availability. If no public water and public sewer service is available the minimum lot size shall be one net acre;
- d. — Multiple adjacent tracts of record may be aggregated to create a single parcel for the purpose of creating a cluster development;
- e. — The maximum lot size for cluster subdivisions shall be five acres unless zoning dictates otherwise;
- f. — The provision of park dedication fees is waived for cluster developments;
- g. — To qualify for a density bonus or minimum lot size adjustment consideration as a cluster development the land to be preserved as open space must qualify as suitable for development.

4.3 Subsequent Minor Subdivisions

4.3.1 Subsequent Minor Subdivision Review and Approval Procedures

A proposed subsequent minor subdivision application and plat shall be reviewed as a major subdivision *if the division of land results in a cumulative total of more than five lots from the parent tract of record as it existed on July 1, 1973. If the division of land results in a cumulative total of less than five lots from the parent tract of record as it existed on July 1, 1973, the division of land shall be reviewed and processed as a first minor subdivision.*

4.4 Major Subdivisions

4.4.1 Major Subdivision Pre-application Process: (moved to 4.1.1)

4.4.2 Major Subdivision Application and Preliminary Plat Submittal: (moved to 4.1.2)

4.4.3 Waiver of Major Subdivision Environmental Assessment (Strike per HB 486 Sec.17)

The requirement for preparing the environmental assessment (Appendix C) may be waived when all the following conditions are met:

- a. The proposed major subdivision is totally within an area covered by a growth policy neighborhood plan which addresses the impact criteria and is adopted pursuant to Section 76-1-601(4), MCA;
- b. The neighborhood plan area property is zoned according to the neighborhood plan;
- e. The Commission has adopted a strategy for development, maintenance and replacement of public infrastructure pursuant to the growth policy;
- d. The proposed major subdivision contains fewer than 10 lots and less than 20 acres.

4.4.4 Major Subdivision Element and Sufficiency Review (moved to 4.1.3)

4.4.5 Major Subdivision Applicable Regulations

4.4.6 Time Period for Major Subdivision Approval, Conditional Approval, or Denial (moved to 4.1)

4.4.7 Major Subdivision Public Agency and Utility Review (moved to 4.1)

4.4.8 Major Subdivision Water and Sanitation-Special Rules (moved to 4.1)

4.4.1 Major Subdivision Amended Preliminary Plat Application

If the subdivider changes the major subdivision application or preliminary plat after the Planning and Zoning Office makes a determination of sufficiency deems the application sufficient pursuant to Section 4.4.4, but before the Planning Board public hearing, the subdivider shall submit the amended application to the Planning and Zoning Office for review:

- a. Within 15 working days of receiving the amended application or preliminary plat, the planning director shall determine whether the changes to the subdivision application or preliminary plat are material. The 60 working day review period is suspended while the planning director and Commission consider if the changes to the major subdivision application or preliminary plat are material and would create additional impacts which the application does not address:
 - i. If the planning director determines the changes are not material, the 60 working day review period resumes when the Planning and Zoning Office sends notice of the decision to the subdivider;
 - ii. If the planning director determines the changes are material, the subdivider may schedule a new pre-application meeting and submit a new application and fees. The original application fees shall not be refunded or transferred to the new application.
- b. The following changes, although not exhaustive, may be considered material:
 - i. Configuration or that would affect access to proposed lots or increases the number of lots;
 - ii. Road layout of lots that would alter the recommended conditions of approval or place the subdivision out of compliance with these Regulations;
 - iii. Water and/or septic proposals;
 - iv. Configuration of park land, open spaces or natural areas;
 - v. Easement provisions that would affect access or lot development;
 - vi. Designated primary or secondary access to the subdivision.
- c. Any subdivider whose major subdivision application or preliminary plat has been deemed materially changed by the planning director may appeal the decision to the Commission. If appealed, the subdivider shall request a hearing, and may submit additional evidence to show that the changes to the preliminary plat are not material. The Commission may or may not agree to hear the appeal:
 - i. If the Commission concludes the changes to the major subdivision application or preliminary plat are material, the subdivider shall be required to resubmit the subdivision application and preliminary plat;
 - ii. If the Commission concludes that the changes to the subdivision application or preliminary plat are not material, the 60 working day review period resumes as of the date of the decision.

4.4.2 Phased Major Subdivision Plat Submittals

The subdivider, as part of the preliminary plat application, may propose to phase a proposed major subdivision over time. Phasing must be identified at preliminary plat application submittal. Phasing must be approved at the time of preliminary plat approval:

- a. Each phase must be filed sequentially, according to the phasing plan, and be fully capable of functioning with all the required improvements in place in the event the future phases are not completed or completed at a much later time;
- b. A phasing plan must be submitted and must include all of the following:
 - i. A plat delineating each phase and a general time frame for each phase;
 - ii. A public facilities improvement plan showing which improvements will be completed with each phase.
- c. The Commission may require that parkland requirements, as part of the preliminary plat approval pursuant to Section 4.7.246, for the entire subdivision be met prior to approval of the first phase final subdivision plat. Parkland dedication for each phase shall not be deferred until a later phase;
- d. The preliminary plat of a phased subdivision shall have the following time limits:
 - i. ~~If a major subdivision is part of an approved planned unit development which contains a specific phasing plan complete with time lines, such phasing plan shall be binding;~~
 - ii. ~~For all other major subdivisions, the~~ The first phase final subdivision plat must be approved and filed within three years of preliminary phased plat approval. On final plat approval of the first phase, final plats for each successive phase must be filed within three years of the previous final plat approval. Failure to meet this time frame will cause the remainder of the preliminary plat to become void, and no additional final phased plats shall be accepted. ~~A one year extension for a phased final plat may be requested by the subdivider;~~
 - ii. A one year extension of preliminary plat approval for a phased final plat any phase may be requested by the subdivider;
 - iii. The ~~applicant~~ subdivider shall include a revised time frame for all remaining phases with a request for any phased preliminary plat extension.
- e. Modifications to an approved phasing plan which do not materially change the impacts on adjoining property may be approved or denied by the planning director. Changes which materially change impacts to adjacent property owners shall be approved or denied by the Commission;
- f. ~~If a major subdivision is part of an approved planned unit development which contains a specific phasing plan complete with time lines, such phasing plan shall be binding.~~

4.4.3 Major Subdivision Public Hearing, Consideration and Recommendation

After the major subdivision application is deemed to have all the required elements containing detailed, supporting information that is sufficient to allow for review and public comment, the Planning Board shall schedule and hold a public hearing on the subdivision application pursuant to Section ~~4.1.10~~ 4.0.14:

- a. The Planning Board shall base its recommendation to approve, conditionally approve, or deny the major subdivision application and preliminary plat based on the following if applicable:
 - i. The subdivision application, supporting information, and preliminary plat. A decision to deny cannot be made solely on impacts to educational services;
 - ii. These Regulations, including but not limited to, the design standards set forth in Section 4.7 (Subdivision Design Standards);
 - iii. Applicable zoning and other regulations;
 - iv. An officially adopted growth policy or neighborhood plan;
 - v. The environmental assessment (Appendix C);
 - vi. Agency and public hearing(s) comments pursuant to Section ~~4.4.4(c)~~;
 - vii. Neighborhood and land use advisory committee recommendations;
 - viii. Planning staff report;
 - ix. Any additional information that is allowed by statute or these Regulations pertaining to the proposed major subdivision.
- b. The Planning Board shall not recommend approval of a preliminary major subdivision plat that will place a lot in non-conformance compliance with these Regulations unless the subdivider secures a subdivision variance pursuant to Section ~~4.0.11~~ 4.1.6;
- c. Within 10 working days after the public hearing, the Planning Board or designee shall submit the following in writing to the subdivider and to the Commission ~~all of the following~~:
 - i. All public and agency comments;
 - ii. Findings of Fact that discuss and weigh the subdivision's compliance with these regulations and its impact to the physical, biological and human environment;

- iii. A recommendation for approval, conditional approval (including any recommended conditions and/or mitigation measures), or denial of the subdivision application and preliminary plat.
- d. The Planning Board or Planning and Zoning Office shall collect public comment given regarding the water and sanitation information and forward all comments regarding water and sanitation to the Commission and to the agencies responsible for reviewing the application for water and sanitation. It is recommended that public comment related to sewer and water be submitted in writing at least five working days prior to the public hearing.

4.4.4 Mid-Process Resubmitted Applications

The subdivider may, following the Planning Board's public hearing, request revisions to the application and preliminary plat. Mid-process resubmitted applications will be based on feedback and recommendations from the Planning Board, the public and other agencies, and Planning and Zoning Office:

- a. Within five working days following the Planning Board public hearing the subdivider shall notify the Planning and Zoning Office in writing with a request to submit a revised application and preliminary plat. The letter must include a waiver to the 60-day subdivision review process and statutory timeframe until the revised application is resubmitted and a second hearing public hearing is held by the Planning Board;
- b. If no written request to resubmit the application and preliminary plat is received by the Planning and Zoning Office within five working days, the application will continue to be processed and forwarded to the Commission for final action;
- c. Within 90 working days following receipt of the letter to request a mid-process correction, the subdivider will provide the Planning and Zoning Office a revised application and preliminary plat. The application fee shall be 50 percent of the original fee plus mailing costs to adjacent property owners for public notice. The original application will terminate after 90 days if the subdivider does not submit a revised application and preliminary plat;
- d. The revised application will be scheduled for the next available Planning Board public meeting where a new public hearing will be held;
- e. The public hearing shall be conducted pursuant to Subsection 4.0.14 4.1.10 and all adjacent property owners will be re-noticed;
- f. The original 60-working-day review period shall resume starting five working days after the second public hearing date and action by the Planning Board.

4.4.5 Changes to Major Subdivision Preliminary Plat After Amendment following Public Hearing

If the subdivider does not request a mid-process correction pursuant to Section 4.4.4 4.12, and makes changes to the major subdivision plat or application following the Planning Board's

public hearing but before the date when the Commission considers the application and plat, the subdivider shall submit an amended application or preliminary plat to the Planning and Zoning Office for review. The 60 working day review period shall be suspended until a determination is made regarding whether the changes to the proposed major subdivision plat are material:

- a. Within 15 working days of receiving the amended application or preliminary plat, the planning director shall determine if the changes to the subdivision application or preliminary plat are material:
 - i. If the planning director determines that the changes are not material, the 60 working day review period resumes when the Planning and Zoning Office sends notice of the decision to the subdivider;
 - ii. If the planning director determines the changes are material, the subdivider may schedule a new pre-application meeting and submit a new application and fees. The original application fees shall not be refunded or transferred to the new application.
- b. The following changes, although not an exhaustive list, may be considered material:
 - i. Configuration ~~or~~ that would affect access to proposed lots or increases the number of lots;
 - ii. Road layout of lots that would alter the recommended conditions of approval or place the subdivision out of compliance with these Regulations;
 - iii. Water and/or septic proposals;
 - iv. Configuration of park land, open spaces or natural areas;
 - v. Easement provisions that would affect access or lot development;
 - vi. Designated primary or secondary access to the subdivision.
- c. Any subdivider may appeal the decision of the planning director to the Commission. If appealed, the subdivider shall request a hearing, and may submit additional evidence to show that the changes to the preliminary plat are not material. The Commission may or may not agree to hear the appeal:
 - i. If the Commission concludes that the changes to the major subdivision application or preliminary plat are material, the subdivider shall be required to resubmit the application and preliminary plat;
 - ii. If the Commission concludes that the changes to the resubmitted subdivision application or preliminary plat are not material, the 60 working day review period resumes as of the date of the decision;

4.4.6 Major Subdivision Determination of New Information

If new and additional information is presented following the Planning Boards' public hearing regarding the proposed major subdivision, the Commission shall determine if the new information constitute the need for a subsequent public hearing. New information is considered to be information or analysis of information not considered by the Planning Board at the public hearing:

- a. The Commission shall consider if the public or the subdivider was provided a reasonable opportunity to examine and comment on the new information;
- b. If the Commission determines that public comments or documents presented constitute new information the Commission shall either:
 - i. Approve, conditionally approve, or deny the proposed major subdivision without basing its decision on the new information if the Commission determines the information is either irrelevant or not credible;
 - ii. Direct the Planning Board to schedule a subsequent public hearing pursuant to Section 4.4.7~~15~~ for consideration of only the new information that may have an impact on the findings and conclusions that the Commission will rely on to make its decision on the proposed subdivision.
- c. The Commission shall consult with the Planning and Zoning Office in the determination of new information.

4.4.7 Subsequent Public Hearing

When a subsequent public hearing is scheduled for a major subdivision preliminary plat, it must be held within 45 days of the Commission's determination to schedule a subsequent hearing pursuant to Section ~~4.0.14 4.1.10~~. Only the new information shall be considered at the subsequent public hearing:

- a. If a subsequent public hearing is scheduled, the ~~60 working day~~ review period is suspended as of the date of the Commission's decision to schedule a subsequent hearing and resumes five working days following the subsequent public hearing;
- b. The Commission shall not consider any information regarding the major subdivision application that is presented after the subsequent hearing when making its decision to approve, conditionally approve, or deny the proposed major subdivision.

~~4.4.16 Major Subdivision Preliminary Plat Consideration and Evidence (moved to 4.1.7)~~

~~4.4.17 Major Subdivision – Subdivider's Preference for Mitigation (moved to 4.1.9)~~

~~4.4.18 Major Subdivision Commission Decision (moved to 4.1.8)~~

~~4.4.19 Major Subdivision Preliminary Plat Commission Documentation of Decision (moved to 4.1.10)~~

4.4.20 Major Subdivision Preliminary Plat Terms of Approval (moved to 4.1.11)

4.4.21 Major Subdivision Final Plat Submittal (moved to 4.1.12)

4.4.22 Major Subdivision Final Plat Application Contents (moved to 4.1.12)

4.4.23 Major Subdivision Final Plat Review (moved to 4.1.13)

4.4.24 Major Subdivision Final Plat Approval (moved to 4.1.14)

4.4.25 Major Subdivision Final Plat Filing (moved to 4.1.15)

4.4.26 Amending Filed Major Subdivision Plats (moved to 4.1.16)

4.4.27 Major Subdivision Public Improvements Agreement; Guaranty (moved to 4.0.16)

4.4.29 Major Subdivision Cluster Development

As authorized by 76-3-509, MCA, all of the following apply to major subdivisions proposed for clustering in unzoned areas:

- a. An area of open space must be preserved that is at least 25 percent as large as the gross area of the site to be subdivided;
- b. Open space must be preserved through an irrevocable conservation easement or deed restriction granted in perpetuity as provided for in Title 76, Chapter 6, MCA, prohibiting further development of the open space area;
- c. The area contained in individual lots will be dictated by public or community water and sewer availability. If no public water and public sewer is available the minimum lot size shall be one net acre;
- d. The maximum lot size for cluster developments shall be five acres unless zoning dictates otherwise;
- e. Multiple adjacent tracts of record may be aggregated to create a single parcel for the purpose of creating a cluster development;
- f. Park dedication requirements for clustered major subdivision developments created under this section are waived;
- g. To qualify for a density bonus or minimum lot size adjustment consideration as a cluster development the land to be preserved as open space must qualify as suitable for development.

4.5 Subdivisions Created For Lease or Rent

4.5.1 General

A subdivision created for rent or lease, including but not limited to, manufactured home parks, recreation vehicle parks, or campgrounds, is any tract of land divided by renting or leasing portions under single ownership ~~is covered under this Section~~. Proposed subdivisions created for lease or rent must be under single lot or parcel ~~and subject to these Regulations~~. Any subdivision created for lease or rent which is converted to condominium use must be reviewed pursuant to Section 4.6 (Condominiums).

4.5.2 Exemption from Survey and Filing Requirement

Manufactured home parks, recreation vehicle parks and campgrounds are exempt from the surveying and filing requirements of the Montana Subdivision and Platting Act but must be submitted for review and approved by the Commissioners before portions may be rented or leased.

4.5.3 State Health Approval

If a subdivision that will provide multiple spaces for recreational camping vehicles or mobile homes is also known as a “trailer court,” “work camp,” “youth camp,” or “campground” as those terms are defined in Section 50-52-102, MCA, the Commission will not grant final approval of the subdivision until the subdivider obtains a license for the facility from the State of Montana.

4.5.4 Procedures

The subdivider shall submit to the Planning and Zoning Office the preliminary plans, profiles, tentative grades, and specifications for proposed improvements. The plan must show the lot layout and the proposed location of mobile homes, recreational vehicles, camp sites or other units on the lot. The layout plan shall also show all existing and proposed buildings and structures, roads, parking and recreational areas:

- a. Subdivisions created by lease or rent comprised of six or more spaces or units shall comply with and be processed in accordance to the preliminary plat procedures stated in Section 4.4 (Major Subdivisions) of these Regulations;
- b. Subdivisions created by lease or rent comprised of five or fewer spaces or units shall comply with and be processed in accordance with the preliminary plat procedures stated in Section ~~4.1.2~~ ~~4.2~~ (First Minor Subdivisions) of these Regulations;
- c. In lieu of filing a final plat, the subdivider shall submit to the Planning and Zoning Office four ~~full size hard blue line~~ copies and ~~one reproducible mylar copy~~ of a plat conforming to the requirements for final plats (Appendix E) ~~a revised preliminary plat~~ (Appendix F). The ~~plan revised preliminary plat shall be reviewed to assure it~~ conforms to the approved

preliminary plat and the conditions of preliminary plat approval ~~are met~~. The approved ~~plan~~ ~~revised preliminary plat~~ shall be maintained in the Planning and Zoning Office and with the Clerk and Recorder;

- d. Before any portion of the development may be rented or leased, the subdivider shall have installed all required improvements;
- e. In case of a phased development, unit spaces in each phase shall be rented or leased only after all improvements pertaining to that phase are completed. The Commission may provide for inspection of all required improvements in order to assure conformance with the approved construction plans and specifications.

4.5.5 General Standards for Subdivisions Created by Lease or Rent

All subdivisions created by rent or lease shall comply with all applicable provisions of Section 4.7 (Subdivision Design Standards). The following standards also apply:

- a. Road requirements:
 - i. Entrance roads leading into subdivisions for lease or rent shall maintain safe site distances and posted no parking along these safe site distances;
 - ii. Roads within the subdivision shall be private unless otherwise required by the Commission;
 - iii. Easements in excess of the roadway width shall not be required for private roads;
 - iv. Roads must be designed to provide safe access to public roads;
 - v. Roads within the development must be designed to provide safe traffic circulation and parking;
 - vi. Cul-de-sacs are required on all dead-end roads for emergency turn around.
- b. The development may be required to maintain fire control equipment in good working order of such type, size and number and located within the development as prescribed by the appropriate fire department;
- c. The Commission may require, including but ~~not~~ limited to, the additional improvements:
 - i. Storage facilities on the lot or in compounds located within a reasonable distance;
 - ii. A central area storage for parking of boats, trailers or other recreational vehicles;
 - iii. A landscape site plan which is acceptable to the Planning and Zoning Office;
 - iv. An off-road area for mail delivery and school bus stops;

- v. Sidewalks or paths;
- vi. Curbs and gutters;
- vii. Road lighting;
- viii. Management regulations;
- ix. Centralized solid waste containers;
- x. Fencing and screening.

4.5.6 Manufactured Home Park Standards

All manufactured home parks shall comply with the following standards in addition to the requirements of Section 4.5.5:

- a. Road requirements:
 - i. One-way roads must be at least a 15 foot wide travel surface;
 - ii. Two-way roads must be at least a 24 foot wide travel surface;
 - iii. Roads must be designed to allow safe placement and removal of mobile homes.
- b. Lot requirements:
 - i. Manufactured home lots shall be arranged to permit safe and practical placement and removal of manufactured homes;
 - ii. The minimum lot width shall not be less than 50 feet and the minimum lot area shall be 5,000 square feet for single-wide manufactured homes and 6,000 square feet for double-wide manufactured homes. Triple-wide mobile homes shall have a minimum lot ~~widths area~~ of 10,000 square feet:
 - A. All manufactured homes shall be located at least 25 feet from any property boundary line abutting a public road or highway right-of-way and at least 15 feet from the other outer boundaries of the park;
 - B. The mobile home pad, all buildings, structures and manufactured homes shall be at least 10 feet from the road providing access to it;
 - C. A manufactured home shall not occupy more than one third of the lot area. The total area occupied by a manufactured home and its roofed accessory buildings and structures shall not exceed two-thirds of the area of the lot

- D. No manufactured home or its attached structures, such as awnings or carports shall be located within 20 feet of any other manufactured home or its attached structures;
 - E. No detached structure, such as a storage shed, shall be located within five feet of any manufactured home or its attached structures;
 - F. The Commission shall require that the mobile home pad be improved to provide adequate support for the placement and tie-down of the mobile home.
- c. A minimum of two parking spaces shall be provided for each manufactured home lot. In addition, guest parking at the ratio of one space for every five units. Each parking space shall measure 9 feet by 20 feet;
- d. The limits of each manufactured home lot shall be clearly marked on the ground by permanent flush stakes, markers or other suitable means. Location of lot limits on the ground shall be approximately the same as shown on the approved plans;
- e. Each manufactured home shall be skirted within 30 days after it is moved on a lot within the manufactured home park. The skirting shall be of fire resistant material complementary to that of which the manufactured home exterior is constructed;
- f. All electrical lines serving the subdivision shall be underground, designed and constructed in accordance to the most recent edition of the "National Electrical Code";
- g. Where oil or propane gas heating of a manufactured home is necessary, a fuel storage facility shall be provided on the manufactured home site not to exceed a three hundred (300) gallon capacity. The storage facility shall extend no higher than six feet above ground level and shall be located and screened to blend with its surroundings;
- h. All gas systems serving the subdivision shall be designed and constructed in accordance with the most recent edition of the "National Fuel Gas Code" and the "Standard for the Storage and Handling of Liquefied Petroleum Gases":
 - i. A readily accessible and identifiable shutoff valve controlling the flow of gas to the entire gas piping system shall be installed near the point of connection of the liquefied petroleum gas container;
 - ii. Each manufactured home lot shall have an accessible, listed gas shutoff installed. The valve shall not be located under a manufactured home. Whenever a manufactured home lot outlet is not in use, the shutoff valve shall be plugged to prevent accidental discharge.
- i. A comprehensive site plan that includes road and pad lay-out, amenities, perimeter fencing if proposed, and site landscaping (entrance and perimeter buffering) shall be submitted with the application.

4.5.7 Recreational Vehicle Park and Campground Standards

All recreational vehicle parks and campgrounds shall comply with the following standards in addition to the requirements of Section 4.5.5:

- a. Road Requirements:
 - i. A minimum 12 foot travel surface shall be provided for one-way roads if such road:
 - A. Has no on-road parking;
 - B. Serves 25 or less spaces.
- b. If two way roads are proposed the following shall apply:
 - i. 20 foot travel surface if no on-road parking is proposed;
 - ii. 28 foot travel surface if parking is proposed on one side of the road;
 - iii. 36 foot travel surface if parking is proposed on both sides of the road;
 - iv. Minimum centerline curvature radius of 45 feet.
- c. The recreation vehicle spaces shall meet the following standards:
 - i. Minimum lot (space) width of 25 feet;
 - ii. Minimum lot (space) area of 1,500 square feet.
- d. The distance between the recreational vehicles shall not be less than 15 feet. This includes any fold-out or pop-out portion or awnings attached to the vehicle;
- e. Spaces in recreational vehicle parks must be arranged to allow safe movement of traffic and access to spaces;
- f. No recreational vehicle space shall be located less than 25 feet from any public road or highway right-of-way;
- g. The density of a recreational vehicle park must not exceed 25 recreational vehicle spaces per acre of gross site area;
- h. At least one private 5,000 square foot functional recreational area shall be provided and developed with at least a minimum level of tot lot amenities for children as approved by the county parks director.

4.6 Condominiums

4.6.1 General Guidance for Condominiums

All condominium developments are subdivisions subject to the terms of the Montana Subdivision and Platting Act and these Regulations. ~~Condominium developments must include two or more residential units within the same building.~~ *Note: this is a policy change

- a. Condominium development shall be reviewed under the procedures identified below:
 - i. If the proposed condominium development contains five or fewer dwelling units, it shall be processed pursuant to Section 4.1.2(a) (First Minor Subdivisions)
 - ii. If the proposed condominium development contains six or more dwelling units, it shall be processed pursuant to Section 4.1.2(b)4 (Major Subdivisions);
 - iii. Condominium “lock off units” and subdivisions originally created for lease or rent pursuant to Section 4.5 converting to condominium ownership shall be reviewed per this Section. Any proposed condominium unit that includes a dividable “lock off unit” shall be considered as containing the sum of these units;
 - ~~iv. If the proposed condominium development is located on more than one lot the subdivider shall aggregate all lots into a single lot under a single ownership as a condition of preliminary approval. No structure containing a condominium unit shall extend across a property line.~~
- b. In lieu of filing a final plat, the subdivider shall submit four ~~blue line copies and one reproducible mylar copy~~ *full size hard copies* of the plat to the Planning and Zoning Office:
 - i. The plat shall be labeled “Revised Preliminary Plat” and conform to all requirements for ~~final revised preliminary~~ *final revised preliminary* plats pursuant to Appendix F - *Contents of Revised Preliminary Plat Application*;
 - ii. The revised preliminary plat shall show all existing and proposed buildings and structures, roads, parking and recreation areas;
 - iii. The revised preliminary plat shall conform to the approved preliminary plat and meet the conditions of approval of the preliminary plat.

- c. All parkland dedication provisions pursuant to Section 4.7.246 shall be met;
- d. Final approval will not be granted until the subdivider has met all conditions of preliminary plat approval and has installed all required improvements or entered into a subdivision improvements agreement (Appendix H G);
- e. The Clerk and Recorder shall not process or record any condominium title transactions or deeds if the planning director or county attorney determines a condominium project has not met the requirements of Section 4.6.3 or has not been reviewed pursuant to this Section;
- f. The approved plat shall be maintained in the Planning and Zoning Office and in the Office of the Clerk and Recorder. The subdivider shall provide the Planning and Zoning Office with a copy of the recorded Declaration of Unit Ownership. The Declaration of Unit Ownership will reflect where these copies are maintained.

4.6.2 Condominium Development Standards

Condominium development shall comply with all applicable standards contained in Section 4.7 (Subdivision Design Standards) and these Regulations:

- a. Condominium developments shall meet all applicable standards of the Montana Department of Environmental Quality and Flathead County-City Health Department;
- b. In unzoned areas all buildings and structures in a condominium project shall be located at least 20 feet from a road right-of-way or easement and at least 15 feet from all other site boundaries. No detached primary structure shall be located closer than 15 feet to another detached primary structure. (Note: All distances are measured from the roof line or farthest projecting point of the building or structure).

4.6.3 Condominium Exemption from Subdivision Regulations

Condominiums constructed on land subdivided in compliance with these Regulations are exempt from review pursuant to Section 4.6.1 if any of the following conditions are met:

- a. The approval of the original subdivision of land or subdivision expressly contemplated the construction of the condominiums. The number of units and impact of condominiums identified and contemplated in a subdivision must have been reviewed as part of the subdivision application or conditional use permit;
- b. The condominium proposal is in conformance with local zoning regulations;
- c. Conversion of existing structures into condominiums where the conversion is not intended to circumvent the review and approval process and where no alterations and additions are made to existing structures to accommodate conversion of existing units into condominiums.

4.6.4 Unit Ownership Act

Condominium developments must comply with all provisions of the Unit Ownership Act, Sections 70-23-102 through 70-23-703, MCA.

4.7 Subdivision Design Standards

4.7.1 Subdivision Design Standards Compliance

All subdivisions shall comply with design standards included in this Section, unless a subdivision variance from any particular section is requested in writing and is granted by the Commission pursuant to Section ~~4.1.6~~ 4.0.11 of these Regulations or unless it is a Planned Unit Development (PUD). Engineering and survey plans, specifications, design details and reports shall be prepared by a licensed professional engineer or licensed surveyor as their respective license laws allow in accordance with the Montana Subdivision and Platting Act and these Regulations. In areas which are zoned and for which the PUD provisions exist in applicable zoning regulations, the subdivider shall conform to the procedures and specifications of the applicable zoning regulations. Individual variances to these Regulations are not necessary when the application is accompanied by a PUD plan.

4.7.2 Conformance with Existing Regulations

The design and development of subdivisions shall conform to all applicable zoning, lake shore and floodplain regulations, etc. and all provisions of these Regulations.

4.7.3 Natural Environment

The design and development of subdivisions shall contain satisfactory building sites which are properly related to topography and shall preserve the natural terrain, natural drainage, existing top soil, trees, native vegetation, wildlife, and fish habitats to the extent possible. The design and development of subdivisions should not result in increased pollution to surface or groundwater supplies.

4.7.4 Lands Unsuitable for Subdivision

Lands on which there is evidence of hazards such as flooding, snow avalanches, rock falls, land slides, steep slopes in excess of 40 percent ~~or more~~ grade, subsidence, high hazard fire areas, high water table, polluted or non-potable water supply, high voltage lines, high pressure gas lines, air or vehicular traffic hazards or congestion, or other features which may be detrimental to the health, safety or general welfare of existing or future residents, or where development would place unreasonable burdens on the general public including the requirements of excessive expenditure of public funds or environmental degradation shall not be subdivided for building or residential purposes unless the hazards are ~~eliminated~~ *mitigated* or will be overcome by approved design and construction plans.

4.7.5 Planning Considerations

The subdivision design shall take into consideration the following planning considerations:

- a. ~~Particular consideration shall be given to topography in relation to slope stability;~~
- ab. Land subject to flooding shall be set aside for uses which will not aggravate the danger of flood hazard, will not be endangered by flooding, or endanger the general health, safety, and welfare of the residents;
- be. The subdivision plan ~~shall~~ *should* be designed to permit continuation of roads into adjacent subdivisions unless there is justification for an alternate design;
- ce. Multiple land uses within the subdivision must be properly separated to avoid land development compatibility issues and provide the maximum convenience to the residents;
- de. Land division activities in areas subject to hazardous conditions such as land slides, rock falls, possible subsidence, shallow water table of four feet or less, open quarries, floods and polluted or non-potable water supply shall be strongly discouraged or prohibited;
- e. *'No-Build Zones' and/or 'Building Envelopes' may be used as a means of mitigation on areas where hazards and/or sensitive environmental features exist.*
- f. Where a subdivision is traversed by an irrigation channel or ditch, an easement or right-of-way shall be required to parallel the lines of the watercourse at a sufficient width to allow for maintenance and vegetative buffer;
- g. When ~~only a portion of a parcel or tract of land~~ a subdivision leaves a remainder of 160 acres or greater ~~under a common ownership is to be subdivided~~, the subdivider may be required to provide a plan of development showing in a general fashion proposed roadways, residential lot locations and densities and other parks and common areas *where there may be connectivity to future subdivisions;*
- h. No singular proposed lot shall be bisected by a school district or other taxing district.

4.7.6 Landscape Requirements

The Commission may impose landscaping requirements on the subdivider or homeowner. In general, landscape plans shall consist of over-story coniferous or broadleaf trees with an under-story of shrubs and grasses. Plant materials shall be warranted for one year following installation. All landscape site plans shall be approved by the Planning and Zoning Office.

4.7.7 Lots

Each lot shall contain a satisfactory building site which is properly located in regards to topography and conforms to City/County Health Department, zoning, floodplain, and lake shore regulations and these Regulations. The proposed lots shall meet the following standards:

- a. No lot shall be divided by a municipal or county boundary line;
- b. No lot shall be divided by a street, road, alley, right-of-way, or emergency access easement.
Note, this section does not apply to driveway or utility easements;

- c. Each lot shall abut and have vehicle access onto ~~an internal~~ subdivision or local road. Direct access onto a collector or arterial road is not permitted. Exceptions will require a variance to these Regulations;
- d. Direct driveway access onto a collector or arterial road should only be considered when no other reasonable alternative exists. Existing encroachment permits do not preclude requiring alternative locations for access to individual lots;
- e. *Each lot shall have a building site (minimum 40 foot by 40 foot square pad) on existing undisturbed terrain of less than 40 percent slope. Where a building site is not obvious, and when the average slope of a lot exceeds 25 percent, minimum two foot ground contour intervals shall be shown on the preliminary plat for the building pad and driveway. Any building pad on slopes between 25 and 40 percent in cross slope shall be required to undergo a geo-technical soils analysis conducted by a licensed professional engineer prior to final plat approval. The soils analysis must demonstrate that development of this lot would pose no significant geological hazards to either this lot or neighboring properties.*
- fe. Each building site shall be able to be accessed by a minimum 10 ~~12~~ foot wide driveway with no point of the driveway exceeding ~~a maximum~~ 10 percent slope and a maximum 5 percent slope for the initial 20 feet from the primary access road to the lot;
- gf. Corner lots shall have a driveway access to the same road as interior lots and shall have sufficient area to provide acceptable site distances for traffic safety;
- g. ~~Each lot shall have a building site (minimum 40 foot by 40 foot square pad) on existing undisturbed terrain of less than 25 percent slope. Where a building site is not obvious, and when the average slope of a lot exceeds 25 percent, minimum two foot ground contour intervals shall be shown on the preliminary plat for the building pad and driveway, and a statement shall be placed on the final plat noting the specific lots which may be subject to steep terrain and that the driveways shall be approved by the local Fire Marshal or Fire Chief as suitable access prior to the start of combustible construction; (portions of g and h merged into new e, above)~~
- h. ~~Any building pad which exceeds 25 percent on slopes between 25 and 40 percent, but less than 40 percent, in cross slope shall be required to undergo a geo-technical soils analysis conducted by a licensed professional engineer prior to final plat approval. The soils analysis must prove that development of this lot would pose no significant geological hazards to either this lot or neighboring properties. The applicant is required to comply with the recommendations of the analysis; (portions of g and h merged into new e, above)~~
- hi. The Commission may require that portions of a subdivision lot which abut a river, stream or lake and contain slopes of 40 percent or greater be protected ~~via the placement of a conservation easement or deed restriction~~ from development. ~~The construction of any dwellings, buildings or other structures, road work or major vegetative clearance shall be prohibited;~~

- ij. Land within the 100-Year floodplain shall not be subdivided for building purposes creating a lot or parcel whose only building site lies within the 100-Year floodplain. No subdivision of property shall create infrastructure or allow for buildings within the floodway of a 100-Year frequency;
- jk. ~~No lot shall have an average depth greater than three times its average width. The lot depth to width ratio shall be substantially 3:1, unless the average lot width is more than 200 feet;~~
- kl. Side lot lines shall be substantially right angles to road easements and radial to curved road or cul-de-sac easements;
- lm. All lots in unzoned areas shall adhere to the following:
- i. A minimum average width of 60 feet;
 - ii. Lakeshore and river front lots shall have a minimum average width of 100 feet with a minimum 100 foot of frontage on the river or lake measured at the high water line;
 - iii. A minimum frontage of 30 feet abutting the local or primary road access and having access to that road;
 - ~~iv. In areas where the seasonally high groundwater is within eight feet of the surface, lots shall be an average of five acres in the area of high groundwater, if not connecting to municipal or public sewer system or unless scientific evidence demonstrates that a different density is appropriate;~~
 - iv. Lot sizes shall be based on direction in the Growth Policy and applicable neighborhood plan. A growth policy or growth policy compliant neighborhood plan may be used as a guide for subdivision density.
- mn. Through lots or reverse lots are ~~prohibited~~ discouraged except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography or orientation;
- no. A planting screen ~~easement~~ of a minimum width of 10 feet, across which there shall be no right-of-way or access easement, shall be provided along the line of lots abutting a traffic artery, other disadvantageous situations, or non-compatible uses;
- op. No remainder lots or parcels are permitted on tracts of land less than 160 acres. ~~A remainder is defined as a parcel created by the segregation of a subdivision from a larger original tract. A "remainder" less than 160 acres in size, contiguous to a proposed subdivision shall be considered a lot in that subdivision.~~
- pq. Only one active approved preliminary plat is permitted on an individual lot or parcel at a time. Any existing approved preliminary plat shall be withdrawn and file terminated at the time of approval of the second preliminary plat.

4.7.8 Blocks

Each block shall conform to the following:

- a. Blocks shall be designed to assure traffic safety and ease of traffic control and circulation to accommodate the special needs of the use contemplated and to take advantage of the limitations and opportunities of the topography;
- b. Blocks shall be wide enough to allow for two tiers of lots except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation or unless the Commission approves a design consisting of irregularly shaped blocks due to cul-de-sacs.

4.7.8 Payment for Extension of Public Improvements

The Commission shall require the subdivider to pay or guarantee payment for part or all of the costs of extending capital facilities related to the public health and safety, including but not limited to public roads and transportation facilities, sewer lines, water supply lines, and storm drains to a subdivision. The costs must reasonably reflect the expected impacts directly attributable to the subdivision (76-3-510, MCA):

- a. The Commission may not require a subdivider to pay or guarantee payment for part or all of the costs of constructing or extending the capital facilities related to education;
- b. *(HB 486 Sec. 16 and SB 303 Sec. 1) All fees, costs, or other money paid by a subdivider under this section must be extended on the capital facilities for which the payments were required.*
- c. For road improvements the “direct impact” formula shall be based on the ratio of the total proposed subdivision vehicle trips divided by the total of the existing traffic count plus the proposed subdivision vehicle trips. This ratio shall be applied to the length of public or private road(s) to be extended or improved;
- d. The most obvious travel route due to convenience or obvious destination shall be used for determining traffic flows/counts accessing and within a proposed subdivision.

4.7.9 Floodplain Provisions

Land located in the floodplain of 100-Year frequency as defined by Title 76, Chapter 5, M.C.A., or land deemed subject to flooding as delineated by the most current floodplain maps available and adopted by Flathead County, shall not be subdivided for building or residential purposes, or other uses that may increase flood hazard to life, health or property. *Residential and commercial lots may contain areas in the 100-Year Floodplain), however the building sites shall be located outside of the floodplain. Areas delineated as 100-Year Floodplain may be designated as ‘No Build Zone’ on the final plat:*

- a. The Commission shall not grant a subdivision variance to the floodplain provisions of these Regulations;

- b. Land deemed to be subject to overland flooding may be unsuitable for subdivision based on, but not limited to, the following:
 - i. Verifiable documented historically flooded lands;
 - ii. Narrow valleys that are susceptible to high stream velocities often associated with flash flooding;
 - iii. Any portion of a subdivision located within the 100-Year floodplain as designated by a Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, FEMA Floodway Map, or a county approved flood study.
- c. If any portion of a subdivision is within 2,000 horizontal feet and 20 vertical feet of a perennial stream draining an area of 25 square miles or more and no official floodplain delineation or floodplain studies of the stream have been made, the subdivider shall furnish survey data to the Water Resources Division of the Montana Department of Natural Resources and Conservation (DNRC) for review and comment;
- d. Survey data shall comply with the ~~Standards for Flood Hazard Evaluation (Appendix I)~~ standards required by DNRC and FEMA.
- e. If less than five percent of a lot or subdivision is located in an approximate 100-Year floodplain or land deemed to be subject to flooding (as identified in sub-section b above) the subdivider may provide ~~information in lieu of a Flood Hazard Evaluation. The information shall include~~ an analysis prepared by a professional engineer supporting a flood hazard elevation and identify measures to mitigate any potential flooding hazard ~~in lieu of a DNRC/FEMA approved flood study~~;
- f. The County Commission shall waive this requirement where the subdivider contacts the Water Resources Division and that agency states in writing that available data indicates that the proposed subdivision is not in a flood hazard area.

4.7.10 Wetlands Provisions

~~Land located in wetlands shall not be subdivided for building or residential purposes or Proposed subdivisions in proximity to or containing wetlands shall be designed in consideration of impacts to water quality, wildlife, and~~ other uses that may increase or aggravate wetland hazards to life, health or welfare, or that may be prohibited by state wetland regulations. ~~Residential and commercial lots may contain areas of wetland but the building sites shall be located outside and away from said wetlands. Wetlands are areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil condition. (40 CFR Part 230.41(a)(1)). Wetlands are determined based on the following using the Army Corps of Engineers Wetlands Delineation manual:~~

- a. ~~The duration the area is inundated or saturated by surface or ground water and under normal circumstances support a prevalence of vegetation typically adapted for life in saturated soil condition;~~

- b. ~~If vegetation is absent, soils or hydrology that indicate wetland areas.~~
- a. *Wetlands are determined based upon the Army Corps of Engineers Wetland Delineation manual.*
- b. *Areas delineated as wetlands may be designated as 'No Build Zones' on the final plat.*
- c. *A wetland delineation may be required as a part of the preliminary plat submittal. However, where wetlands extent is apparent and protective measures such as building setbacks and/or 'No Build Zones' are proposed, formal wetland delineation may not be required.*

4.7.11 Stream Riparian Protection Requirements

~~The maintenance and integrity of natural river systems is crucial to the quality and quantity of the water resources in Flathead County. In order to protect the integrity and function of riparian areas in subdivisions, the Commission shall require a system of streamside vegetative buffers and riparian resource management plans for the protection and maintenance of the stream corridor riparian areas and to protect public safety and welfare in the Riparian Protection Zone.~~ in all subdivisions which contain or are contiguous to perennial or intermittent streams, creeks or rivers. This system is needed to maintain and create conditions for enhanced water quality; wildlife corridors, watershed management, and enhance recreational opportunities along stream systems while protecting persons and property. The area of riparian resource may be available, if developable, to the subdivision proposal for purposes of determining density allocations or number of lots and to satisfy parks and open space requirements. Riparian protection *The following* requirements are not intended to provide public access or easements of any kind and shall not do so unless expressly authorized by the subdivider.

- a. ~~The A~~ vegetative buffer shall be clearly delineated on the preliminary plat, ~~and on the final plat and designated as the Riparian Protection Zone. There is to shall be no removal of natural vegetation in the Riparian Protection Zone vegetative buffer except as permitted under these Regulations and using best management practices;~~
- b. ~~If the proposed subdivision contains a natural water course of perceptible extent that has a generally sandy or rocky bottom or definite banks that confines and conducts continuously or intermittently flowing water a~~ A Riparian Resource Management Plan shall be submitted with the subdivision proposal. ~~Approval of the plan by the Commission is required as a condition of subdivision approval.~~ The plan shall demonstrate that the proposed subdivision will not involve unnecessary environmental degradation and will include but not be limited to:
 - i. A site map showing the following:
 - A. Location of vegetation types ~~from available data and any and all riparian resource areas and associated 100-Year floodplain~~ (i.e. riparian vegetation, upland vegetation, prominent nesting sites, etc.);

- B. *The proposed vegetative buffer areas;*
 - C. Drainage, slope and topography;
 - D. *The 100-Year Floodplain if one has been delineated;*
 - E. *Plans for disturbance, restoration or enhancement as applicable.*
 - F. *Vegetative buffer areas may be proposed as 'No-Build Zones', if applicable.*
- ii. A *written description including photographs* of the following:
- A. ~~Abundance of~~ Vegetation types;
 - B. ~~Contribution~~ Role of the vegetative type in preventing erosion *based on abundance, topography, soil type and other factors;*
 - C. ~~Contribution of the type to~~ Fish and wildlife habitat, including big game species, upland game bird species, non-game bird species, fisheries, and threatened or endangered species *that are known or suspected of inhabiting the area;*
 - D. The boundary and area identified as the ~~Riparian Protection Zone~~ *vegetative buffer* based on the analysis of site;
 - E. *Photographs of the proposed vegetative buffer and surrounding uplands.*
- iii. A ~~mitigation plan~~ *description* outlining how the ~~Riparian Protection Zone~~ *vegetative buffer* will be *used*, restored, maintained or enhanced. The ~~plan~~ *description* shall include, at a minimum, the following:
- A. Proposed disturbance ~~of resources~~ within the ~~Riparian Protection Zone~~ *vegetative buffer, including alteration, enhancement, restoration, revegetation and bank stabilization as applicable;*
 - B. ~~Alteration, enhancement and restoration plans;~~
 - C. ~~Planting plan;~~
 - D. ~~Stream bank stabilization plan;~~
 - ~~BE.~~ Discussion of proposed land uses their intensities and potential effects on riparian resources;
 - C. *A description of Best Management Practices to protect the vegetative buffer and water quality during and after construction.*

- iv. A maintenance and monitoring plan outlining how the ~~Riparian Protection Zone vegetative buffer~~ will be cared for. ~~after occupancy.~~
- c. The following uses are allowed in a ~~Riparian Protection Zone vegetative buffer~~ and exempt from these Regulations, provided, if regulated, these uses are permitted under applicable local, state and/or federal regulations:
 - i. Recreational structures such as docks, boat ramps, pathways or unimproved picnic areas. Pedestrian and bike trails may be allowed ~~but not~~ within the vegetated buffer areas, *provided the proposed measures to protect water quality are deemed sufficient by the Commission;*
 - ii. Re-vegetation and/or re-forestation to stabilize flood prone areas;
 - iii. Stream bank stabilization/erosion control measures and stream restoration projects that have obtained any required permits. Riprap, rock vanes, weirs, and other bank stabilization structures are allowed if permitted under the County floodplain ordinance, the Montana Natural Land and Streambed Preservation Act, and other applicable laws;
 - iv. ~~Limited~~ Crossings of designated streams through the ~~Riparian Protection Zone vegetative buffer~~ by highways, roads, driveways, sewer and water lines, and public or private utility lines, *provided the proposed measures to protect water quality are deemed sufficient by the Commission;*
 - v. Reconstruction, replacement or repair of an on-site septic system provided the new improvements are no closer to the ordinary high water mark of the stream;
 - vi. Agricultural and forest management uses not in conflict with the vegetative buffer area, including facilities not requiring electricity;
 - vii. Hydro-electric facilities licensed by the Federal Energy Regulatory Commission;
 - viii. Grassy swales, roadside ditches, drainage ditches created to convey storm water, tile drainage systems and stream culverts are exempt from the ~~Riparian Protection Zone vegetative buffer~~ requirements.
 - ix. Agricultural and forest management uses not in conflict with *the purposes of the vegetative buffer* and that will ensure the *intended* function of the ~~Riparian Protection Zone vegetative buffer~~. ~~and in compliance with all pertinent state rules, regulations, and best management practices that govern such activities.~~
 - x. *Agricultural irrigation facilities.*
- d. ~~The following uses are specifically prohibited within the Riparian Protection Zone and must be clearly shown on the face of the plat:~~

There shall be no structures designed for human occupancy, sewage disposal systems, or accessory structures, except as permitted under these and other applicable Regulations.

- i. ~~Construction and new structures. There shall be no structures of any kind, including residential buildings, outbuildings, sewage disposal systems, sewer pipes, rock or earthen fill, recreational camping vehicles, mobile homes, other buildings, or accessory structures, except as permitted under these Regulations.~~
 - ii. ~~Roads, driveways, and impervious services. There shall be no roads, driveways, or impervious services, such as parking lots, except as permitted under this Section;~~
- e. No proposed road ~~or other crossing~~ shall be approved for construction if located in the ~~Riparian Protection Zone vegetative buffer~~ unless there is no other possible route to access ~~that portion of~~ the subdivision. ~~The requirements for placement and construction of roads through the vegetative buffer may be waived with the consent of the Commission:~~
- i. The side casting of road material into a ~~perennial or intermittent~~ stream, ~~lake, wetland, or other body of water~~ during road construction or maintenance is prohibited. The following additional standards shall apply to ~~roads crossings~~ in these areas:

 - A. Effective erosion and sedimentation control practices shall be conducted during all clearing, construction or reconstruction operations;
 - B. Road fill material shall not be deposited ~~in the areas of riparian resource or~~ in such a location or manner that adverse impacts will result to the ~~area~~ vegetative buffer;
 - C. ~~All crossings of streams, lakes, wetlands or other water bodies must occur at a perpendicular angle and in such a manner as to mitigate disturbance of the Riparian Protection Zone.~~
 - ii. ~~All crossings through the vegetative buffer must occur at a perpendicular angle and in such a manner as to mitigate site disturbance.~~
 - ii. ~~The following guidelines for placement and construction of roads shall be considered in the Riparian Protection Zone but may be waived with the consent of the Commission:~~

 - A. In the event it is necessary to route a road through the ~~Riparian Protection Zone vegetative buffer~~, ~~then~~ open areas should be utilized in order to minimize impact on vegetated areas;

- B. Roads should not be constructed in areas where soils have a high susceptibility to erosion which would ~~create~~ *have a high likelihood of resulting in* sedimentation *within the vegetative buffer* and ~~pollution problems~~ during and after construction;
- C. Roads should not intrude into areas adjacent to open exposures of water and should avoid scenic intrusion by building below ridge crests and high points.
- f. *The Commission may require the proposed vegetative buffer and Riparian Resource Management Plan to be modified in order to carry out the purposes of this section. The approved vegetative buffer shall be shown on the final plat and the approved Riparian Resource Management Plan shall be filed along with the final plat or in another document. Flathead County may become a party to the Plan and enforce its provisions.*
- g. The Commission may grant a ~~Riparian Protection~~ variance to this Section as part of the subdivision process if the subdivider ~~can~~ demonstrates ~~that~~ an unnecessary hardship would result of circumstances unique to the parcel, including but not limited to size, shape, topography or location:
 - i. A ~~Riparian Protection~~ variance request must include information necessary to evaluate the variance request, including plans, maps, specifications, topography and floodplain boundaries, *as appropriate*;
 - ii. The ~~Riparian Protection~~ variance must be supported by a finding(s) that:
 - A. The hardship is not created through the actions of the subdivider;
 - B. The ~~Riparian Protection~~ variance is *would* not ~~likely to~~:
 - 1. Adversely impact water quality;
 - 2. Increase stream bank erosion;
 - 3. Increase flood heights or the velocity of flood water;
 - 4. Impair the function of the riparian area;
 - C. The ~~Riparian Protection~~ variance is as small as reasonably possible to accommodate the proposed use while preserving the intent of the stream riparian protection provisions.
 - iii. The conditions of each ~~Riparian Protection~~ variance request *to this section* will be considered unique and not applicable to adjoining or other properties.

4.7.12 Groundwater Provisions

Surface areas where monitored groundwater elevation is four feet or less to the surface, generally from March 15 through June 30, during average precipitation years, shall not be subdivided for

~~residential or development~~ wastewater treatment and construction purposes, unless municipal or public sewer service is available, or a properly engineered private community waste water treatment system and engineered advanced treatment system is constructed *and building plans are provided by a qualified professional that indicate building construction will not be impacted by high ground water.*

- a. Land shall be deemed subject to high groundwater and unsuitable for ~~development~~ *wastewater treatment and construction* based on the following:
 - i. Areas historically inundated with high ground water;
 - ii. Soil types as determined from test pit data which do not provide adequate percolation and absorption ~~or indicate oxidation reduction or mottling~~;
 - iii. Other relevant information indicating areas of seasonal or periodic high ground water levels.
- b. The subdivider shall provide groundwater elevation monitoring data as required by Department of Environmental Quality and Flathead County Health Department with the preliminary plat application;
- c. Land deemed to be subject to ~~high~~ groundwater *less than four (4) feet from the surface* shall be identified in a written analysis of the project area's likelihood to experience subsurface flooding due to rising groundwater by a licensed professional engineer or hydrologist and mapped accordingly;
- d. ~~In areas where seasonally high groundwater is within eight feet of the surface lots shall be an average size of five acres in the area of high groundwater, if not connecting to municipal, community or public sewer system or unless scientific evidence demonstrates that a different density is appropriate.~~

4.7.13 Drainage Facilities

~~During the construction of improvements in the subdivision,~~ The subdivider shall be responsible for installing temporary and/or permanent erosion and sedimentation control facilities to control surface runoff. No silt laden or contaminated water or excess shall flow to downstream areas or lakes. These controls shall be in accordance with the Flathead County Lake and Lakeshore Protection Regulations and the Montana Department of Environmental Quality regulations:

- a. A conceptual "storm water management plan" *including map and text* which identifies measures and locations to minimize the potential for surface water pollution is required with the preliminary application submittal. The plan shall include temporary (best management practices) and permanent storm water pollution control measures following the format of the Montana Department of Environmental Quality and be submitted at the time of preliminary plat application. *The plan shall identify whether storm water runoff would enter State waters via direct discharge;*

- b. All drainage systems and facilities required for any surface runoff created by the subdivision or exterior access road system from the subdivision shall be designed to meet requirements of the Montana Department of Environmental Quality, road and bridge department and certified by a licensed engineer;
- c. Drainage structures shall be designed so there is no net increase in *the rate of* surface water runoff from a site after development than what naturally occurred before development. This may require on-site storm water detention or retention facilities;
- d. The subdivider shall provide suitable drainage facilities for any surface runoff affecting the subdivision. These facilities shall be located in road easements or in perpetual easements of appropriate width and are subject to approval by the Commission;
- e. *Storm water* drainage systems shall not discharge into any sanitary sewer facility;
- f. Any runoff leaving the proposed subdivision discharges into a stream or lake shall meet all Flathead County Lake and Lakeshore Protection Regulations and comply with Montana Department of Environmental Quality standards;
- g. All areas disturbed during development of the subdivision shall be re-vegetated in accordance with a plan approved the Flathead County Weed Board.

4.7.14 Dust Control and Air Pollution

The Commission shall require dust mitigation measures. Effective control of particulate matter (dust) on activities that are part of the subdivision process, including off-site roadways and other required on-site construction, is in the county's interest and promotes public health and safety. Any subdivider's activity that disturbs the top layer of soil shall provide dust control applications, *that may include* ~~ing~~, but *are* not limited to daily watering of unpaved roadways during actual construction, dust control applications, and soil binding agents on un-paved roadways and other site disturbance areas. Subdivision construction operations which leave mud and soil carryout onto paved roadways creating re-entrained dust and/or hazardous driving conditions shall immediately remove the carryout material from the roadway surface by washing or sweeping:

- a. A "dust control plan" which identifies measures to minimize fugitive dust during site construction and development activities is required with the preliminary application submittal. The dust control plan shall be submitted with the preliminary plat application and approved by the Planning and Zoning Office;
- b. The dust control plan shall be implemented prior to soil disturbing construction activities;
- c. The "dust control plan" shall also include proposed post-construction dust mitigation measures to control dust on County roads;
- d. See also Roadway Improvements (4.7.17 ~~8~~(c)(d) and (f).

4.7.15 Roadway Classification (moved to 4.9 Definitions)

The purpose of a functional roadway classification system is to provide for the safe and efficient movement of people and motor vehicles. The system classifies transportation facilities according to an appropriate integrated network. Roadways shall have one of the following classifications:

- a. **Subdivision or Local Roads**—Roadways used for direct access to residential, commercial or industrial lots, or other abutting land and connections to higher order road systems, such as collector roads. These roads typically service a subdivision and through traffic movements are discouraged. Subdivision roads may be internal or located on the perimeter of the subdivision;
- b. **Collector Roads**—Collector roads serve the dual functions of distributing traffic between subdivision, other collector and arterial roads. Collector roads may be either county public or private roads;
- c. **Arterial Roads**—The roadway system serving as the principal network for through traffic flow. Arterial roads connect areas of principal traffic generation and important highways. Arterial roads should be public county or state roads;
- d. **Secondary Access Roads**—Secondary access roads function only as emergency ingress/egress to a subdivision. These roads connect to other roads and highways, but are not intended to serve as primary access or carry daily traffic.
- e. **Primary Access Roads**—A primary access road provides direct access to the subdivision and can be a subdivision, collector, or arterial road, but not a secondary access road.

4.7.15 Access

Each lot shall have legal and physical access *via a primary access road*. *A primary access road provides direct access to the subdivision and can be a public or private subdivision, collector, or arterial road, but not a secondary access road. provided and must abut and have access to a public or private road.* Alleys and secondary access roads shall not be used to provide the primary means of access to a lot:

- a. The Commission may require a second primary access road or multiple primary access road(s) to a subdivision when the proposed subdivision generates more than 200 vehicle trips per day;
- b. Secondary access roads shall not function now or in the future as the primary access for an existing or proposed subdivision unless upgraded to current arterial, collector, or local road standards;
- c. Proposed subdivisions accessed by a U.S. Forest Service or Montana Department of Natural Resources and Conservation road or easement shall have written authorization from the U.S. Forest Service or Montana Department of Natural Resources and Conservation, respectively, for use to the subdivision *at the time of final plat*. This includes both primary and secondary road access;

- d. When a new subdivision adjoins unsubdivided land (lands or parcels not created by a ~~recorded~~ *filed* subdivision plat) the subdivider may be required to provide rights-of-way or easements from ~~an existing~~ *proposed* subdivision road easement to the adjacent unsubdivided property. Subsequent subdivisions using an existing subdivision road system as a primary access shall be required to pay a pro-rata share of road maintenance ~~of for~~ *for the shared portion of the* existing subdivision ~~roads, and a latecomers agreement, if applicable:~~
- i. This requirement may be waived by the Commission when the road department finds that topography or other physical conditions would make it impractical to provide access to adjacent unsubdivided property;
- ii. This requirement may be waived by the Commission if the adjoining property does not require such access and is subject to a conservation easement, deed restriction or other legally restrictive covenant as confirmed by the County Attorney's Office.
- e. Subdivision roads shall be designated as public access easements and shall be shown and described as such on the face of the final plat. All subdivision roads shall be maintained by the property owners within the subdivision, *unless accepted by the Commission for maintenance*. The Commission accepts no responsibility for development or maintenance of roads unless accepted by the Commission for maintenance. To ensure a proper maintenance mechanism is in place, an approved Road Users' Agreement (See Appendix K - Road User's Agreement) or a Property Owners' Association *as part of Conditions, Covenants and Restrictions (CC&R)** shall be formed which shall require each property owner to bear their pro-rata share for road maintenance within the subdivision and for any integral access roads lying outside the subdivision. Individual lots accessing internal local roads within the subdivision are granted encroachment permits upon the filing of the final plat. The road users agreement shall include a provision for a resubdivision of an existing lot within the subdivision. The Road Users' Agreement shall be reviewed and approved by the Commission and ~~filed~~ *recorded* with the Clerk and Records Office as a separate document prior to or at the same time of final plat;
- *Note: this is a policy change which conflicts with 4.0.10*

4.7.16 Road Design and Construction Standards

All roadway improvements including approaches, pavement, curbs, gutters, traffic control devices, and drainage systems shall be designed and constructed in accordance with all applicable provisions of the Flathead County Road and Bridge Departments' "Minimum Standards for Design and Construction Manual" and these Regulations. Construction and "As Built" plans and drawings for all roads shall be designed and certified by a licensed professional engineer and provided to the Road and Bridge department prior to final plat application, unless a Subdivision Improvement Agreement is executed:

- a. Residential driveways shall not have direct access to arterial roads, collector roads or highways, unless approved by the road and bridge department or Montana Department of Transportation. The road and bridge department shall not approve an approach permit to an arterial or collector road if the parcel or lot abuts a local road;

- b. Collector roads shall be designed to afford easy access to arterial or other collector roads or to provide connectivity to adjoining areas;
- c. When a subdivision abuts a controlled access highway, a frontage road or an alternative subdivision road design may be required. The off-set distance of frontage roads from the highway shall be determined based upon site design, connectivity to adjacent properties and comments from the road and bridge department and Montana Department of Transportation;
- d. Dead-end roads are required to terminate with a cul-de-sac or hammerhead turn-around. The road and bridge department or local fire chief may approve ~~an~~ alternative emergency turnaround designs. Where future road extension is proposed an approved temporary turnaround shall be provided;
- e. Half streets or roads are not permitted, except where essential to the development of the subdivision and where the Commission is assured that it will be possible to require the dedication of the other half of the roadway when an adjoining property is subdivided;
- f. The alignment of all roads must provide adequate sight distances;
- g. Roadway intersections shall meet the following requirements:
 - i. Two roads meeting a third road from opposite sides shall meet the same point. Road centerlines shall be offset at least 125 feet for local roadways and at least 300 feet for arterials or collector roads;
 - ii. No more than two roads shall intersect at one point;
 - iii. Intersections of local roads with arterials shall be kept to a minimum;
 - iv. All roads shall be named in accordance with County Resolution #1626. Names of new roads aligned with existing roads shall be the same as those of existing roads. Proposed road names shall not duplicate or cause confusion with existing road names and shall be approved by the Flathead County Address Coordinator;
 - v. *Intersection* locations ~~of on~~ collector and arterial roads shall comply with the approved Growth Policy or any other applicable road or highway plan adopted by the Commission.

4.7.17 Roadway Improvements

All road improvements including approaches, gravel, pavement, curbs, gutters, sidewalks, traffic control devices and drainage systems shall be constructed in accordance with the specifications and standards prescribed in the Flathead County Road and Bridge Departments' "Minimum Standards for Design and Construction Manual":

- a. All *internal* subdivision roads, *with the exception of secondary roads*, ~~in residential subdivisions~~ shall be paved;

~~b. All internal roads in commercial and industrial subdivisions shall be paved;~~

~~e. All roads, including primary access roads, shall be paved when a proposed subdivision is located within any Air Pollution Control District established by the Flathead City-County Health Department;~~

bd. Subdivisions which will contribute 400 or more vehicle trips per day to the County road system shall have a Traffic Impact Study completed by a licensed professional engineer. The study shall indicate the expected increase in traffic movements on the existing roadways and adjacent major intersections serving the development, and shall determine the existing conditions on roadways and major intersections likely to be impacted by the proposed subdivision:

i. The Traffic Impact Study should present an objective technical analysis in a straight forward and logical manner that leads the reviewer through the analytical process to the resulting conclusions and recommendations. Sufficient detail must be provided so the reviewer is able to follow the path and methodology of the study. All assumptions shall be documented, published sources referenced as necessary, and stamped by a licensed professional engineer. At a minimum the study should include all of the following:

- A. The study's purpose and goals;
- B. A description of the site and the study area;
- C. A description of the existing conditions in the area of the site (existing roadway geometrics, traffic counts, crash analysis, existing intersection Level of Service (LOS), existing roadway capacity analysis);
- D. The anticipated nearby land developments and transportation improvements when known;
- E. Analysis and discussion of trip generation, distribution, and modal splits;
- F. The traffic assignment resulting from the proposed subdivision;
- G. The projection and assignment of future traffic volumes;
- H. An assessment of the traffic impacts attributable to the development. If the level of service on the roadways and intersections is not impacted and maintains a minimum Level of Service "C" then no improvements are required;
- I. Recommendations for site access and transportation improvements.

- ii. The subdivider shall be required to make transportation improvements recommended in the Traffic Impact Study that are directly attributable to the proposed subdivision.
- ce. For a subdivision where the existing unpaved road (either public or private) providing primary access to the subdivision has a combined Average Daily Traffic (ADT) volume of ~~less~~ **greater** than 200 trips per day, the Commission shall require the subdivider to pave a portion of the primary road or provide a dust palliative on at least twice the distance of paving for a period of 15 years:
- i. The combined Average Daily **Traffic Trips** is defined as the sum of the existing vehicles ~~trips~~ on the roadway and the vehicles ~~trips~~ generated from the subdivision;
 - ii. The distance of the required road paving and extent of required improvements shall be determined per the methodology identified in Section 4.7.~~89~~;
 - iii. A subdivider may request an alternative paving application. The request shall be reviewed and approved by the road and bridge department ~~and fire district~~ prior to action by the Commission;
 - iv. The Commission may require the subdivider to pay “in-lieu of road improvement fees” which is directly attributable to the proposed subdivision. If approved, the fees shall be based on the actual cost estimate prepared by a licensed professional engineer no ~~sooner~~ **less** than six months prior to the final plat application.
- df. For a subdivision where the existing unpaved road (either private or public) providing primary access to the subdivision has a combined Average Daily Traffic (ADT) volume of 200 ADT or more, the road is required to be paved. The distance of required paving and the extent of required improvements shall be determined per the methodology identified in Section 4.7.~~89~~;
- eg. Trips per day shall be calculated based on 10 vehicle trips per day per lot for single family residential units. Multiple family residential units, commercial and other land use development ADT shall be based on the figures from the most current volume of the Institute of Traffic Engineers (ITE) Trip Generation Manual. Combined ADT is calculated by adding the proposed trips generated by the subdivision to the existing daily trips on the road;
- fh. All subdividers shall utilize "Reasonable Precautions" techniques to prevent the emission and/or the airborne transport of dust and dirt while constructing roads and other improvements. Reasonable precautions include, but not limited to, the application of water or other liquid, the use of a chemical-based dust suppressant, paving or other such measures.

4.7.18 Alleys

Alleys may be required or allowed by the Commission. If required or allowed, alleys shall contain a minimum 16-foot driving surface, a minimum 20 foot easement, and be open at both ends. Alleys shall be available for public use but privately maintained.

4.7.19 Walkways and Pedestrian/Bicycle Paths and Easements

Easements for pedestrian and bicycle paths not less than 10 feet wide, on both sides adjacent to all arterial and public collector roads shall be required to provide connectivity and public access to common facilities such as schools, parks, playgrounds, streams and lakes, or when necessary to provide for pedestrian safety:

- a. The minimum width of the walkway shall be four feet if a boulevard separates the walkway from the road and five feet if the walkway abuts the road;
- b. The minimum paved width for a pedestrian/ bicycle path shall be eight feet;
- c. All walkway and pedestrian/bicycle path improvements shall be constructed to the most current American Association of State Highway Transportation Officials (AASHTO) *or Americans With Disabilities Act (ADA)* standards, and maintained by a Property Owners Association.

4.7.20 Water Supply Systems

All water supply systems required by the Commission shall meet the minimum standards of Flathead County, the Flathead City-County Health Department, Montana Department of Environmental Quality, and the Montana Department of Natural Resources and Conservation:

- a. Where a proposed subdivision is not required to be connected to a public or ~~provide multi-user water system~~ or provide a public water system and the growth policy or neighborhood plan has indicated the area within five years will be connected to a public system, the water system must be designed to be compatible with and designed to the same standards as the public water system to allow for future extension of and connection to the public water system;
- b. ~~The Commission shall require proof that a water rights permit has been issued for a community water system at the time of final plat review; The Commission shall require proof that an applicable water right 'provisional permit' has been issued by the Montana Department of Natural Resources and Conservation (DNRC) for a multi-user water system at the time of final plat review.~~
- c. The Commission may require ~~community multi-user~~ water systems in areas where availability of ground water is limited;
- d. The subdivider shall present evidence that the water supply is available in quantity and quality to serve the subdivision and shall provide documentation at the time of preliminary plat application submittal pursuant to 76-3-622, MCA.

4.7.21 Sewage Treatment

All sewage treatment systems required by the Commission shall meet the minimum standards of Flathead County, the Flathead City-County Health Department, and the Montana Department of Environmental Quality:

- a. For subdivisions that will create one or more parcels containing less than 20 acres, the subdivision must have approval by the Montana Department of Environmental Quality and the Flathead City-County Health Department, under the Sanitation Act, ~~sections~~ Title 76, Chapter 4, MCA, before the Commission can approve the final plat;
- b. For those lots which range in size from 20 acres to 160 acres and on-site sewer and water facilities is not sought prior to final plat review, a disclaimer shall be placed on the face of the final plat stating this plat has not been reviewed or approved for individual sewer or water facilities or for stormwater drainage;
- c. Where the subdivision is within the service area of a public or community sewer system, the subdivider shall install complete sanitary sewer system facilities in accordance with the City or appropriate Sewer District and the Department of Environmental Quality requirements prior to final plat approval;
- d. The Commission may require advanced wastewater treatment systems in areas of high groundwater and other environmentally constrained locations;
- e. The Commission may require sewer lines to be installed in anticipation of an expansion of a municipal sewer system prior to final plat approval.

4.7.22 Solid Waste

The subdivider shall assure the provisions for collection and disposal of solid waste meet the minimum requirements of Flathead County and the Montana Department of Environmental Quality:

- a. The method of solid waste collection and disposal will be determined between the subdivider and private waste hauler and shall specify whether the collection and disposal of the solid waste generated by future occupants within the subdivision will either be centralized collection and disposal or individual curb side pick up by lot;
- b. If solid waste pick up and disposal is not curb-side pick-up, the subdivider shall provide an off street area within the subdivision for solid waste collection or be waived in writing by the solid waste pick-up provider. The collection area will be screened from general public view and conveniently accessible to collection vehicles;
- c. All subdivisions may be required to incorporate wildlife (bear) proof trash containers.

4.7.23 Utilities

Easements shall be provided for all utilities. All new utilities shall be placed underground. Except for sewer and water lines underground utilities, if placed in the road right-of-way or easement, shall be located between the roadway and the right-of-way or easement line to simplify location and repair of lines. These underground facilities shall be installed ~~after the road has been brought to~~

grade and before it is surfaced to eliminate so far as practicable the necessity for disturbing such surfacing for the connection of individual services:

- a. Utility lines shall be designed by utility firms in cooperation with the subdivider, subject to all applicable laws and all rules and regulations of any appropriate regulatory authority having jurisdiction over such facilities;
- b. Utility easements shall be located along side and rear lot lines wherever necessary and, if placed in the road easement, located between roadway and the road easement line or as otherwise requested by the utility company involved;
- c. Utility easements shall be 10 feet wide unless otherwise specified by a utility company or the Commission;
- d. Where an off-site utility extension is required and proposed is to be located in an existing dedicated easement, a notice of utility occupancy must be obtained from the appropriate public agency administering the easement, if applicable.

4.7.24 Parkland Dedication

The subdivider shall either dedicate a cash donation or land for parkland dedication. The governing body will administer funds dedicated to the public in accordance with Section 76-3-621, MCA:

- a. Parkland dedication ~~may shall~~ not be required for:
 - i. Subdivision lots created greater than five gross acres in size;
 - ii. Non-residential subdivision lots;
 - iii. Subdivisions in which parcels of land will not be created, other than subdivisions that will provide permanent multiple spaces for recreational camping vehicles, mobile homes, or condominiums;
 - iv. Subdivisions which create only one additional lot.
- b. *(HB 486 Sec. 21) The Commission may require parkland dedication for a first minor subdivision if the preliminary plat indicates development of condominiums or other multi-family housing, the first minor subdivision is within the boundaries of a zoned area which permits condominiums or other multi-family housing, or any of the lots are located within the boundaries of a municipality.*
- cb. The Commission, Planning Board or Park Board, in consultation with the subdivider, may determine suitable locations for parks and recreational purposes, giving due weight and consideration to the expressed preference of the subdivider. ~~The Commission, and~~ may determine whether the parkland dedication must be a land donation, cash donation, or a combination of both. When a combination of land and cash donation is required, the cash donation may not exceed the proportional amount covered by the parkland donation. The

dedicated parkland for parks and recreational use may be inside or outside the boundaries of the proposed subdivision;

For the purposes of this park dedication requirement “cash donation” means the fair market value of the un-subdivided, unimproved land, and “dwelling unit” means a residential structure in which a person or persons reside;

de. The Commission ~~may~~ *shall* waive the parkland dedication requirement if it determines that one of the following applies:

- i. The proposed subdivision provides for a planned unit development or other development with land permanently set aside for parkland sufficient to meet the needs of the residents of the development and equals or exceeds the area of the required parkland dedication pursuant to Subsection (ed);
- ii. The subdivider proposes to dedicate parkland, within the subdivision and maintained by the home owners association in an amount equal to or exceeding the area required pursuant to Subsection (ed);
- iii. The proposed subdivision provides long-term protection of critical wildlife habitat; cultural, historical, or natural resources; agricultural interests; or aesthetic values and will result in the reduction of the area of the land proposed to be subdivided by an amount equal to or exceeding the area of the required parkland dedication pursuant to Subsection (ed);
- iv. The subdivider provides parkland outside the subdivision to be set aside sufficient to meet the needs of the residents of the development and the area of the parkland and any improvements set aside equals or exceeds the area of dedication required under Subsection (ed);
- v. The area of the land proposed to be subdivided, by virtue of a combination of the provisions of the above Subsections, is reduced by an amount equal to or exceeding the area of the parkland dedication required under Subsection (ed).

ed. Parkland cash or land donation dedication requirements shall be based on the following formula:

- i. 11% of the combined gross area of the land proposed to be subdivided into parcels of 1/2 acre and smaller;
- ii. 7.5% of the combined gross area of the land proposed to be subdivided into parcels larger than 1/2 acre and not larger than one acre;
- iii. 5% of the combined gross area of the land proposed to be subdivided into parcels larger than one acre and not larger than three acres;

- iv. 2.5% of the combined gross area of the land proposed to be subdivided into parcels larger than three acres and not larger than five acres;
- v. *When residential density in a proposed subdivision exceeds one dwelling unit per 11,880 square feet, the subdivider shall dedicate to the County a cash or land dedication equal to 0.03 acres per dwelling unit.*
- fe. The Commission may accept a cash donation in lieu of the dedication of parkland that would have been dedicated;
- gf. It shall be the responsibility of the subdivider to provide satisfactory evidence of the parkland fair market value of the unimproved land. The subdivider shall provide a current appraisal from a Certified General Appraiser (CGA), dated no more than six months prior to final plat application submittal, to set the baseline value of the parkland cash donation. The appraisal fee shall be the responsibility of the subdivider. The Planning and Zoning Office shall determine the actual parkland donation based on the baseline appraisal at that time;
- hg. Land dedicated for public parks or recreational purposes shall be useable land, shall be of appropriate shape and size and shall have convenient access by public roads meeting all appropriate County standards and specifications. Proposed public parkland with any of the following limitations may not be considered appropriate for park purposes:
 - i. Where more than five percent of the site has an average cross slope greater than 25 percent;
 - ii. Where more than 50 percent of site has an averages cross slope greater than two to six percent;
 - iii. Where more than one percent of the park site is swampy or marshy;
 - iv. Where the site is less than five acres in size, except in cases of providing public access to water based recreation;
 - v. Where the site is an undeveloped open space area within a subdivision which does not have appropriate size, dimensions, or access to serve as a park;
 - vi. Where proposed sites have been utilized in the past for industrial or other uses which could have hazardous waste implications.
- ih. Proposed parkland with any of the following assets shall be considered highly desirable, regardless of size:
 - i. Any area which is along a river, lake or provides public access to a water body;
 - ii. Any area which is connected to and/or provides linkage to a trail system.

- ji. The Commission may use the dedicated money to acquire, develop or maintain, within its jurisdiction, parks or recreational areas or for the purchase of public open space or conservation easements only if:
 - i. The park, recreational area, open space or conservation easement is within a reasonably close proximity to the proposed subdivision;
 - ii. The Commission has formally adopted a park plan that establishes the needs and procedures for use of the money.
- kj. The Commission may not use more than 50 percent of the dedicated money for park maintenance;
- lk. Subject to approval by the Commission and acceptance by local school district trustees, a subdivider may dedicate a land donation provided in Subsection (ed) to a school district;
- ml. No home-owners' park, accepted by the Commission to satisfy parkland requirements, may be sold by the home owner's association without Commission approval. If approved, the home owners association must provide cash-in-lieu fees to the County pursuant to Subsection (gf) above based on the present value of the un-subdivided land.

4.7.25 Weed Control

A Weed Control Plan shall be developed and implemented for every subdivision. The Weed Control Plan shall be approved by the County Weed Supervisor *or designee* and implemented before the Commission will approve the final subdivision plat. The County Weed Supervisor *or designee* may inspect the subdivision and approve the implementation of the plan. The Weed Control Board may charge an initial fee for plan review and a per lot inspection fee.

4.7.26 Fire Protection

All subdivisions shall be planned, designed, constructed, and maintained so as to minimize the risk of fire, to allow for safe and adequate vehicular escape from fire by residents, and to permit effective and efficient suppression of fires in order to protect persons, property and public safety:

- a. Subdivisions with a public or community water system that are within the five year service area of a city or within one mile from the corporate limits of a city, if no such service area has been established, shall be designed in accordance with the adopted standards of that city and the water distribution system shall be designed for fire suppression flow capabilities as required by that city;
- b. ~~In subdivisions containing more than two lots, reasonable fire protection requirements~~ *measures as deemed necessary recommended* by the local fire district or local fire authority *and required by the Commission* shall be incorporated into the subdivision. ~~At a minimum, fire protection measures shall include, but are not limited, to the provision of adequate water supply/storage;~~
- c. A note on the final plat shall be included which states: "All road names shall be assigned by the Flathead County Address Coordinator. ~~and clearly identified, and h/~~ house numbers ~~will~~

shall be clearly visible from the road, either at the driveway entrance or on the house. House numbers shall be at least four inches in length per number”;

- d. The Commission may impose additional fire protection requirements which it may deem necessary based on the consideration of size, location, density and nature of the subdivision.

4.7.27 Wildland Urban Interface

Subdivisions within the Wildland Urban Interface shall be subject to the requirements of Section 4.7.28 in addition to this subsection. The Wildland Urban Interface (WUI) is defined as the wildland fire priority area where structures and other human developments meet and intermingle with undeveloped wild land and vegetative fuels as shown on the most recent Flathead County Community Wildfire Fuels Reduction/Mitigation Plan Wildland Urban Interface Map:

- a. All subdivisions within the Wildland Urban Interface shall be planned, designed, constructed, and maintained so as to minimize the risk of fire, to allow for safe and adequate vehicular escape from fire by residents, and to permit effective and efficient suppression of fires in order to protect persons, property and public safety:
 - i. All subdivisions shall incorporate Firewise measures into the design and improvements;
 - ii. The Commission shall require a second or multiple vehicle secondary emergency accesses where any of the following is applicable within the Wildland Urban Interface:
 - A. For a subdivision with fewer than ten lots or spaces, the road providing the primary means of access to the subdivision or lot is over 1,500 feet in length and dead ends. Road length shall be measured beginning at the Wildland Urban Interface boundary or the last intersection of a continuous road and ending at the proposed subdivision, whichever is less;
 - B. For a subdivision with greater than ten lots or spaces, the road providing the primary access to the subdivision is over 1,000 feet in length and dead ends. Road length shall be measured beginning at the Wildland Urban Interface boundary or the last intersection of a continuous road and ending at the proposed subdivision, whichever is less;
 - C. When the subdivision is located in a “High or Extreme Priority” area of the Wildland Urban Interface;
 - iii. When the secondary emergency road access does not permit access to a different or continuous county road a “Fire Risk Mitigation Plan” must be presented. The plan will be evaluated to determine if the risks to public safety are adequately mitigated:
 - A. The Fire Risk Mitigation Plan shall address any recommendations made by the local fire district or local fire authority and be included

with the submission of any preliminary plat application in the Wildland Urban Interface;

B. The approved Fire Risk Mitigation Plan and/or approved Firewise measures shall be implemented before approval of the final subdivision plat, and these measures are considered part of the subdivider's obligations for subdivision improvements. The local fire district or local fire authority may inspect the subdivision to make certain that the approved Fire Risk Mitigation Plan and/or approved Firewise measures are fully been implemented.

b. Subdivision roads, including looped roads, within the Wildland Urban Interface which connect to a dead end primary access road shall not be considered to meet the second or multiple access road requirements of this sub-section;

c. Primary and emergency road easements shall be cleared of slash, brush and overhanging vegetation;

d. Building sites shall be prohibited on any slope that exceeds 40 percent when located in areas where the general slope characteristic exceeds 40 percent and at the apex of "fire chimneys" (topographic features, usually drainage ways or swales, which tend to funnel or otherwise concentrate fire toward the top of steep slopes);

e. A Fire Prevention Control and Fuels Reduction Plan that outlines fuel management measures to be conducted and addresses any recommendations made by the local fire district or local fire authority shall accompany the submission of any preliminary plat application in the Wildland Urban Interface (See Appendix L for content requirements and form);

f. The approved Fire Prevention Control and Fuels Reduction Plan and/or approved Firewise measures shall be implemented before approval of the final subdivision plat, and these measures are considered part of the subdivider's obligations for subdivision improvements. The local fire district or local fire authority may inspect the subdivision to make certain that the approved Fire Prevention Control and Fuels Reduction Plan and/or approved Firewise measures are fully been implemented;

g. The following statements shall be placed on the Final Plat if located in the Wildland Urban Interface:

i. This subdivision is located in the Wildland Urban Interface wildfire priority area where wildfires can and do occur.

ii. Only Class A and Class B fire-rated roofing materials are allowed.

iii. Firewise defensible space standards shall be incorporated around all primary structures and improvements.

~~h. The Commission reserves the right to deny any subdivision or require further mitigation in the Wildland Urban Interface.~~

Subdivisions in the Wildland Urban Interface (WUI) shall be planned, designed, constructed and maintained so as to minimize the risk of fire, to allow for adequate vehicular escape from fire by residents, and to permit effective and efficient suppression of fires in order to protect persons, property and public safety. All subdivisions in the WUI shall be subject to the requirements of Section 4.7.26 in addition to this section.

a. General Requirements

- i. The subdivider shall incorporate fire safety measures into the design and improvements of subdivisions in the WUI. Such measures may include road design, an adequate water supply, vegetation thinning, designated building envelopes to direct construction to areas of lower fire risk, no-build zones in areas of higher fire risk, road maintenance agreements that include periodic vegetation thinning along roadways, water supply maintenance agreements and other practices to protect lives, property and fire fighting resources.*
- ii. The following statements shall be placed on the Final Plat when the subdivision is located in the WUI:*
 - A. This subdivision is located in the Wildland Urban Interface area where wildfires can and do occur.*
 - B. Only Class A and Class B fire-rated roofing materials are allowed.*
 - C. Firewise defensible space standards shall be incorporated around all primary structures and improvements.*
 - D. All road names are assigned by the Flathead County Address Coordinator. House numbers shall be clearly visible from the road, either at the driveway entrance or on the house. House numbers shall be at least four inches in height per number.*
- iii. The Commission reserves the right to deny any subdivision application or require further mitigation in the WUI to provide for public health, safety and protect against property loss.*

b. Fire Prevention, Control and Fuels Reduction Plan

- i. A Fire Prevention, Control and Fuels Reduction Plan is required to be submitted along with the preliminary plat application for all subdivisions in the WUI. Appendix L contains a sample plan outline. The Fire Prevention, Control and Fuels Reduction Plan shall include the following:*

- A. *An analysis of the wildfire hazards on and in the vicinity of the property, as influenced by existing vegetation, fuel types, topography, fire history, land uses and other factors in the vicinity of the subdivision;*
- B. *A map showing the areas that are to be cleared and/or thinned of wildland vegetation to reduce fuel loading, provide for safe ingress and egress and/or to provide fire breaks, open, maintained parkland and/or areas that may provide one or more safe zone;*
- C. *Identification of roads, driveways, secondary access routes and drainage crossings that may be used for fire suppression activities along with proposed specifications (width, grade, construction standards, etc.);*
- D. *A discussion of the existing and proposed resources available to fight fire within the subdivision including water supply, equipment, facilities and personnel. This discussion must evaluate the potential impacts of the proposed subdivision on the resources of the local fire protection authority (FPA), and discuss measures proposed by the subdivider to mitigate potential impacts; and*
- E. *Information sources used in the preparation of the plan and the preparer's qualifications.*

ii. Review of the Fire Prevention, Control and Fuels Reduction Plan

- A. *The Subdivision Administrator shall forward a copy of the Fire Prevention, Control and Fuels Reduction Plan to the local FPA, Flathead County Office of Emergency Services and/or other fire management agencies for evaluation and comment within the permitted time periods pursuant to these regulations.*
- B. *After considering the Fire Prevention, Control and Fuels Reduction Plan, the comments of the FPA and other agencies, as well as the size, location, density and other factors regarding the subdivision, the Commission may impose additional fire protection requirements in a manner proportionate to the subdivision's anticipated impacts to public health and safety.*

iii. Implementation of Fire Prevention, Control and Fuels Reduction Plan

- A. *Prior to final plat filing the subdivider shall demonstrate the approved Fire Prevention, Control and Fuels Reduction Plan have been implemented.*

c. Multiple Accesses

- i. *Unless the subdivider installs an adequate water supply for fire suppression, the Commission shall require more than one access when the following conditions are present:*

A. When the subdivision contains 10 or more lots or spaces and the road providing primary access to the subdivision is greater than one mile in length from the WUI boundary and only provides one reasonable direction for travelling to an existing population center.

B. When the subdivision contains 9 or fewer lots or spaces and the road providing primary access to the subdivision is greater than two miles in length from the WUI boundary and only provides one reasonable means for travelling to an existing population center.

For the purposes of this subsection, an existing population center means an incorporated or unincorporated city, town or Census Designated Place as identified by the U.S. Census Bureau.

C. Subdivision roads, including looped roads, which connect to a primary access road that terminates, shall not be considered to meet the second or multiple access road requirements of this sub-section.

ii. The Commission may require multiple accesses or fire safety zones when deemed necessary to provide for public health, safety and protect against property loss.

d. *Water Supply for Fire Suppression*

When deemed necessary by the Commission, the subdivider shall provide a water system that may be used for fire suppression within the subdivision as follows:

i. The water system may be located within the subdivision or within 5 road miles of the subdivision, as deemed appropriate by Commission in consultation with the FPA.

ii. The water system shall have a minimum flow rate deemed appropriate by the Commission in consultation with the FPA.

iii. The water system shall be connected to a community or public water supply and hydrant system meeting the minimum requirements of the FPA and the Montana Department of Environmental Quality; or

Shall consist of one or more cistern, pond or reservoir with pump, attachments, well, float and alarm as necessary, placed at an appropriate location(s), which has:

A. A minimum capacity of 2,500 gallons for 1 dwelling unit.

B. A minimum capacity of 2,000 gallons per unit for 2 to 5 dwelling units.

C. A minimum capacity of 10,000 gallons plus 500 gallons for each unit over 5 dwelling units.

- iv. *Where a water supply is proposed, a preliminary plat application shall include a draft maintenance declaration where the majority of costs are borne by the lot owners. Final platting shall require that legal easements for access are created, and shall not occur without a recorded maintenance agreement.*
- v. *In cases where a local FPA is in greater need of equipment than water supply, or in the estimation of the FPA, a combination of equipment and water supply would be most effective to serve the future residents of the subdivision, the governing body may require the subdivider to donate a sum less than or equal to the cost of providing the entire water supply system based on an estimate submitted by a licensed professional engineer or fire protection consultant. When a donation is accepted, the FPA shall purchase the stated or similar equipment within 5 years of final plat filing or shall refund the donation to the subdivider upon written request.*
- vi. *Indoor sprinklers in all buildings in the subdivision may be substituted for a water supply if approved by the FPA and the governing body. If indoor sprinklers are adopted as the means to comply with the water supply requirement, then the subdivider must include in the covenants, conditions and restrictions a provision requiring sprinklers as well as the governing body's ability to enforce that requirement.*

4.7.28 Mail Box Facilities

A common mail delivery site shall be provided with the design and location to be approved by the local post master of the U.S. Postal Service. The roadside face of such facility shall be offset from the edge of the traveled roadway a minimum of eight feet and a minimum a pull off area for at least one vehicle shall be provided.

4.7.29 School Bus Stops

The Commission shall, at the request of the school district, require that school bus stops be incorporated into the preliminary plat design to accommodate school children.

4.8 Divisions of Land Exempt from Subdivision Review

4.8.1 Purpose

The State of Montana provides that certain divisions of land, which would otherwise constitute subdivisions, are exempt from local subdivision review and approval, unless the transactions are an attempt to evade the Montana Subdivision and Platting Act (Title 76, Chapter 3, M.C.A). The Commission adopted Resolution 509 as Criteria for Local Determination of Evasion of the Subdivision and Platting Act:

- a. The exemptions from subdivision review under Sections 76-3-201 through 76-3-207, M.C.A., are intended to relieve a landowner from the requirements of local review when the division of land either creates no additional building sites (agricultural exemption or boundary line adjustment) or creates so few building sites that only minimal impact will likely result. The purpose of the exemptions is not to provide a means of creating numerous building sites without subdivision review, but rather to deal with the exceptional circumstances when plenary subdivision review is unnecessary;
- b. The proper use of an exemption will not compromise or conflict with the purpose of the Subdivision and Platting act which is to:
 - i. To promote the public health, safety, and general welfare by regulating the subdivision of land;
 - ii. To prevent overcrowding of land;
 - iii. To lessen congestion in the streets and highways;
 - iv. To provide for adequate light, air, water supply, sewage disposal, park and recreational areas, ingress and egress, and other public requirements;
 - v. To require development in harmony with the natural environment;
 - vi. To promote preservation of open space;
 - vii. To promote cluster development approaches which minimize costs to local citizens;
 - viii. To promote effective and efficient provision of public services;
 - ix. To protect the rights of property owners.

- c. The likelihood that land development problems will occur greatly increases when building sites are created without public review and are further divided without review;
- d. The Commission has the authority and duty to evaluate and determine from all the circumstances whether the proposed division of land is based on a purpose to evade subdivision review requirements;
- e. It is in the best interest of Flathead County to establish procedures, criteria and requirements for the review of certificates of survey claiming an exemption to the Act.

4.8.2 Procedure and General Requirements

Any person seeking exemption from the requirements of the regulations and from the requirements of the Act, shall furnish evidence of entitlement to the claimed exemption. The landowner shall sign a statement provided by the County and intended to provide all the information required by this resolution. The statement shall be filed with the Certificate of Survey, unless otherwise not required, creating the parcels subject to exemption:

- a. For those parcels for which an exemption from subdivision review is claimed, a paper copy of the Certificate of Survey, in final form, and the required statement shall be submitted to the Clerk and Recorder. The Clerk and Recorder shall have five working days to review the submitted documents. The Clerk and Recorder shall review the submitted documents with representatives of the Planning and Zoning Office, Flathead City-County Health Department and the County Attorney's Office;
- b. If the Clerk and Recorder determines that the claimed exemption may constitute an evasion of the Act under these Regulations, the Clerk and Recorder shall notify the landowner or surveyor within five days stating in writing the reason leading to such a determination. Thereafter, the landowner may withdraw the instrument or may request in writing within 30 days of the date of written notification to the landowner by the Clerk and Recorder that he/she be given a hearing before the Commission. The Planning and Zoning Office shall receive a copy of the notification to the landowner;
- c. If the Clerk and Recorder does not make such determination and the instrument otherwise complies with all laws, the instrument is eligible for recording;
- d. Upon receipt of the written request for hearing, the Commission shall set a time and place for the hearing and inform the landowner thereof. The Planning and Zoning Office shall provide an evaluation and recommendation on the subject instrument. At the hearing, the landowner may present any additional evidence in support of the claim of exemption. The Commission shall approve or disapprove the proposed exemption within 30 days of the receipt of the request for hearing. The Commission shall provide written notification of its decision to the landowner or surveyor and the Clerk and Recorder. If the proposed exemption is approved, the Commission shall notify the Clerk and Recorder that the instrument is deemed not to be an evasion of the Act. If the proposed exemption is disapproved, the Commission shall instruct the Clerk and Recorder not to file the exemption instrument.

4.8.3 Criteria for Review of Exemption

The question of whether an exemption is claimed “for the purpose of evading” review under the Act shall be decided by the Commission taking into consideration all of the surrounding circumstances which may include but are not limited to the nature of the claimant’s business, the prior history of the particular tract in question, the proposed configuration of the tracts if the proposed exempt transactions are completed and any pattern of development by use of exempt land divisions which will result in the equivalent of a subdivision without local government review:

- a. Pattern of development: The scope of review of a pattern of development shall apply to the creation of a division of land or multiple divisions of land by use of or proposed use of an exemption(s):
 - i. Original Tract Less Than 20 Acres: It is presumed that a pattern of development occurs whenever more than three parcels (i.e., two exempt parcels and a remaining parcel) have been divided from the original tract of less than 20 acres regardless of ownership by use of exemptions of the Act;
 - ii. Original Tract 20 Acres Or More: It is presumed that a pattern of development occurs whenever more than four parcels under 20 acres (i.e., three exempt parcels and a remaining parcel) have been divided from the original tract of 20 acres or more, regardless of ownership, by use of exemptions of the Act;
 - iii. A pattern of development may be evidenced by the use of exemption(s) contiguous to platted lots where common roads are shared or the exempted tracts have similar shape or size to the platted lots, or the exempted tracts are being created by the same landowner who created the platted lots.
- b. Exemption as a gift or sale to a member of the immediate family: The proper use of the exemption as a single gift or sale in each county to each member of the immediate family is to convey one parcel of land to a member of the landowner’s immediate family for the benefit of the grantee:
 - i. A deed transferring the property to the grantee must be recorded along with the recording of the Certificate of Survey;
 - ii. A proposed division of land as a family transfer may be declared to be an evasion of the Act if it is determined that one or more of the following conditions exist:
 - A. The proposed new parcel would result in a pattern of development;
 - B. The division is made for the purpose of speculation by the grantor or for resale for the benefit of the grantor by using the grantee as a “straw person”;
 - C. The transfer is the second or subsequent family transfer of property owned by the grantor to the same member of the immediate family;

- D. The name of the grantee and relationship to the grantor do not appear on the face of the proposed Certificate of Survey;
 - E. The grantee is also one of the grantors.
- c. Relocation of Common Boundary Lines: The proper use of the exemption for relocating common boundary lines is to establish a new boundary between adjoining parcels of land:
 - i. Certificates of Survey showing the relocation of common boundary lines must be accompanied by a quit claim or warranty deed or recordable agreement from adjoining property owners for the entire newly described parcel(s) or that portion of the tract(s) that is being affected;
 - ii. A proposed relocation of common boundary lines may be considered an evasion of the Act if it is determined that:
 - A. The documentation submitted does not support the stated reason for relocation;
 - B. It creates a parcel of less than 160 acres which, prior to the relocation had more than 160 acres.
- d. Security for Financing: The proper use of the exemption is to provide security for mortgages, liens, or trust indentures for the purpose of construction, improvements to the land being divided, or refinancing purposes:
 - i. Prior to filing any COS or upon the filing of any other document purporting to create a division of land under one-hundred and sixty acres by use of exemption, the COS shall be reviewed under the procedure set forth in Section 4.8.2. Any other document shall be reviewed under the procedure set forth in Section 4.8.2 (a);
 - ii. A proposed transfer based on the assumption to provide construction security may be determined to be for the purpose of evading the Act under the following conditions:
 - A. It will create more than one parcel from the original tract under one hundred and sixty acres;
 - B. The financing is for construction or improvements on land other than the exempted parcel;
 - C. The person named in the “statement explaining who would have possession of the remainder parcel if the title to the exempted parcel is conveyed” is anyone other than the landowner;

- D. Title to the exempted parcel is not initially obtained by the lending institution or mortgagee if foreclosure occurs;
 - E. There exists a prior agreement to default or a prior agreement to purchase only a portion of the original tract;
 - F. There is more than one construction mortgage, lien or trust indenture that proposes to or would create more than one new parcel on the tract;
 - G. The mortgagee, lien holder or beneficiary is not a lending institution.
- iii. When the security for construction financing exemption is to be used, documents shall be submitted, in addition to such other documents as may be required, to the Clerk and Recorder:
 - A. Explaining how many parcels within the original tract will be created upon foreclosure/default;
 - B. Explaining who will have title to and possession of the remainder of the original tract after title to the exempted parcel is conveyed;
 - C. Including a signed statement from a lending institution or mortgagee that the creation of the exempted parcel is necessary to secure a construction loan for buildings or other improvements on the parcel.
- iv. At the time of the deed creating the division of land is recorded, all instruments/documents including the statements shall be presented to the Clerk and Recorder;
- v. Certificates of Survey and land transfer documents must be accompanied by the following:
 - A. A statement explaining how many parcels within the original tract will be created upon foreclosure/default;
 - B. A statement explaining who will have title to and possession of the remainder of the original parcel after title to the exempted parcel is conveyed;
 - C. A signed statement from a lending institution or mortgagee that the creation of the exempted parcel is necessary to secure a construction loan for buildings or other improvements on the parcel.
- vi. Once the loan for construction mortgage, lien or trust indenture has been satisfied, the exemption is no longer applicable and the boundaries delineating the exempt parcel are extinguished and the acreage previously identified reverts back into the acreage of the initial parcel. This will be accomplished by the filing of the

warranty deed for the initial parcel when the conditions of the contract are satisfied, in the event that the parcel is being purchased in that matter.

- e. Court Order: The proper use of the exemption is a division of land created by order of any court of record in this state or by operation of law or that, in the absence of agreement between the parties to the sale, could be created by an order of any court in this state pursuant to the law of eminent domain, Title 70, chapter 30:
 - i. A Certificate of Survey using this exemption must be accompanied by a copy of the court order;
 - ii. Before a court of record orders a division of land, the court shall notify the governing body of the pending division and allow the County to present written comment on the division.

4.8.4 Definitions

The following definitions, in combination with those contained in the Montana Subdivision and Platting Act and those contained in the Flathead County Development Code, shall apply:

- a. Act: Montana Subdivision and Platting Act;
- b. Grantee: The person or entity who buys or otherwise receives the title to or possession of the parcel which has been segregated from the original tract;
- c. Grantor: The person(s), individual(s) or entity who sells, rents leases or otherwise conveys the title to or possession of the parcel which has been segregated from the original tract
- d. Landowner: The owner of the property or his/her agent;
- e. Original Tract: All tracts of land held in single and undivided ownership 20 calendar years prior to the date of submission of the proposed Certificate of Survey for review under these criteria, as indicated by the official records filed with the Flathead County Clerk and Recorder;
- f. Regulations: Flathead County Subdivision Regulations.

4.9 Definitions

(Review Committee recommends Subdivision Regulation-specific definitions be included in the Subdivision Regulations because 1) users aren't necessarily aware the definitions currently reside outside the regulations but within the Development Code as Chapter 2, and 2) the definitions in Chapter 2 of the Development Code include definitions applicable to various different regulations (some conflicting and confusing) without notation regarding regulation-specific applicability.

The following terms are copied from Chapter 2 of the Development Code

- Review Committee recommended terms and changes are *shaded grey*
- Terms interpreted as inapplicable to Subdivision Regulations are shown as ~~strikethrough~~
- Some proposed recommended definitions (*) will result in inconsistency between terms as defined here and in Chapter 2- Chapter 2 is recommended to be amended to rectify instances of inconsistent definition of terms)

Whenever the following words or phrases appear in these Regulations, they shall have the meaning assigned to them by this section. Words may be further defined in the Regulations. In those cases the most restrictive meaning shall apply.

When not inconsistent with the context, words used in the present tense include the future; the singular includes the plural, and the plural the singular; the words "shall" or "must" are always mandatory, and the word "may" indicates use of discretion in making decisions.

ACCESS (LEGAL)*: ~~Legal access is established in the chain of title to the lots or through platting, and the chain of title over which access passes.~~ *Legal access means that each lot in a subdivision abuts either a private or public (city, county, state, or federal) street or road, or that the subdivider has obtained (or will have obtained prior to final plat approval) adequate and appropriate easements across all necessary properties, from a public road to each lot in the subdivision, whether or not a road has been constructed on that property, and has dedicated or has proposed to dedicate the easement for public use or for private use specific to the proposed subdivision.*

ACCESS (PHYSICAL): Physical access is the actual location of access road(s) (ingress and egress) which reach the lots or parcels

ACCESSORY APARTMENT: ~~A separate and complete dwelling unit that is contained in the same structure or lot as a single family dwelling or business. Accessory apartments are clearly subordinate to the primary use in regards to size and location and may be used as on-site housing for employees, or may be rented to the general public.~~

ACCESSORY BUILDING OR USE STRUCTURE*: ~~The use of land, bB~~ buildings and/or other structures which ~~is~~ *are* incidental to the principal use established on the same lot; shall be

subordinate to and serve such principal use; shall be subordinate in area, extent and purpose to such principal use; and shall contribute to the comfort, convenience or necessity if users of such principal use.

~~ADJOINING LANDOWNER~~ **ADJACENT PROPERTY OWNER***: The owner of record of a parcel of land that is contiguous, at any point, or land that is separated from the parcel by a road, watercourse, or deeded right-of-way.

~~AFFORDABLE HOUSING: Housing where the occupant is paying no more than thirty percent of the median income for the county for gross housing costs including utility costs.~~

AGRICULTURAL: All aspects of farming, including the cultivation and tillage of the soil; dairying; and the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, including commodities defined as agricultural commodities in the federal Agricultural Marketing Act [12 U.S.C. 1141j(g)]. The raising of livestock, bees, fur-bearing animals, or poultry; and any practices, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture and animal/poultry husbandry, performed by a farmer or on a farm as an incident to or in conjunction with farming operations, including preparation for market or delivery to storage, to market, or to carriers for transportation to market.

AGRICULTURAL WATER USER FACILITIES: Those facilities which provide water for agricultural land as defined in 15-7-202, MCA, or which provide water for the production of agricultural products as defined in 15-1-101, MCA, including, but not limited to, ditches, pipes, and head gates.

APPROACH*: The point where a ~~residential~~ driveway meets a public road or where a local access road, for example, intersects a higher classification of public road.

AVERAGE DAILY TRAFFIC (ADT): *The average number of vehicles crossing a specific point on a roadway during a 24-hour period. The projected or estimated ADT for a subdivision shall be based on the most representative land use(s) described in the manual entitled "Trip Generation" (latest edition) published by the Institute of Transportation Engineers.*

BLOCK: A group of lots, tracts or parcels within well-defined and fixed boundaries, such as public streets, railroads, or natural features.

BOARD OF ADJUSTMENT: The Flathead County Board of Adjustment.

BUILDING AREA or FOOTPRINT*: The total area covered by the enclosed building including attached structures.

CERTIFICATE OF SURVEY: A drawing of a field survey prepared by a registered surveyor for the purpose of disclosing facts pertaining to boundary locations [76-3-103, MCA].

CITY CLASSIFICATION: *For the purposes of these Regulations, cities/municipalities are defined as follows:*

- a. *First Class: Every city having a population of 10,000 or more.*
- b. *Second Class: Every city having a population of less than 10,000 and more than 5,000.*
- c. *Third Class: Every city having a population of less than 5,000 and more than 1,000.*
- d. *Town: Every municipal corporation having a population of less than 1,000 and more than 300.*

CLUSTER DEVELOPMENT: A subdivision with lots clustered in a group that is designed to concentrate developable area in order to reduce capital and maintenance costs for infrastructure, while allowing other lands to remain perpetually undeveloped [76-3-103, MCA].

COMMERCIAL: The activities of purchase, sale, or transaction involving the disposition of any article, substance, commodity, or service; the maintenance or conduct of offices, professions, or recreational or amusement enterprises conducted for profit and including renting of rooms, business offices and sales display rooms and premises.

COMMISSION: The Flathead County Board of County Commissioners.

COMMON WALL*: A wall common to, but dividing units in a building; such a wall contains no openings and extends from its footing below the finished ground grade to the height of the exterior surface of the roof.

COMMUNITY CHARACTER: *The unique cultural and physical attributes of a particular location.*

CONDOMINIUM: A form of individual ownership with unrestricted right of disposal of one or more units in a multiple unit project with all the land and all other parts of the project held in common ownership or use with owners of the other units.

CONSERVATION EASEMENT: A nonpossessory interest in real property imposing limitations or affirmative obligations in perpetuity, the purposes of which may include retaining or protecting natural, scenic or open space values of real property, assuring its availability for agricultural, forest, recreation, or open space use protecting natural resources or maintaining air or water quality. Permitted and prohibited uses are determined by an agreement between the lessor of the easement and the owner of the land.

COVENANT (RESTRICTIVE COVENANT): A limitation contained in a deed or recorded document that restricts or regulates the use of the real property.

DEDICATION: The deliberate appropriation of land by an owner for any general and public use, reserving to the landowner no rights that are incompatible with the full exercise and enjoyment of the public use to which the property has been devoted [76-3-103, MCA].

DEFENSIBLE SPACE: An area between improved property and potential wildland fire fuels where combustibles have been removed or modified with the following intent:

- a. To protect life and property from wildland fire.
- b. To reduce the potential for fire on improved property spreading to wildland fuels.
- c. To provide a safe working area for fire fighters protecting life and improved property

DENSITY: The number of units per gross acre in any development.

DEQ: Montana Department of Environmental Quality.

DIVISION OF LAND: The segregation of one or more parcels of land from a larger tract held in single or undivided ownership by transferring or contracting to transfer title to or possession of a portion of the tract or properly filing a certificate of survey or subdivision plat establishing the identity of the segregated parcels pursuant to the Montana Subdivision and Platting Act. The conveyance of a tract of record or an entire parcel of land that was created by a previous division of land is not a division of land [76-3-103, MCA].

DNRC: Montana Department of Natural Resources and Conservation

DWELLING UNIT: A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation facilities for use solely by one family. All rooms comprising a dwelling unit shall have access through an interior door to other parts of the dwelling unit.

DWELLING, DUPLEX*: A residential structure bisected by a lot line, designed to house two families living independently of each other in separate dwelling units but having one common wall. ~~Each unit in a duplex dwelling is on a separate lot.~~

DWELLING, MULTI-FAMILY: A dwelling on one lot, containing separate dwelling units for three or more families, having separate or joint entrances, one or more common walls, and one common yard.

DWELLING, TOWNHOUSE: A single dwelling unit in a town house group, located or capable of being located on a separate lot, and being separated from the adjoining dwelling unit by a common wall extending from the foundation through the roof.

EASEMENT: A non-possessory interest in land other than as a tenant, for a specific purpose, such right being held by someone other than the owner.

ENGINEER (~~REGISTERED~~ *LICENSED* PROFESSIONAL ENGINEER)*: A person licensed in conformance with the Montana Professional Engineers' Registration Act (Title 37, Chapter 67, MCA) to practice engineering in the State of Montana.

ENVIRONMENTAL ASSESSMENT (EA)*: A document that accompanies ~~the~~ a major subdivision application which must include ~~an impact analysis of the proposed project and relationship with the physical, biological and human environment. The environmental assessment includes three sections:~~

- a. ~~A resource assessment of opportunities and constraints that may be affected by the proposed subdivision;~~
 - b. ~~A summary of the probable impacts of the proposed subdivision based on criteria described in 76-3-608, MCA; and~~
 - c. ~~A community impact report containing a statement of anticipated needs of the proposed subdivision for local services; and~~
 - d. ~~Additional relevant and reasonable information related to the applicable regulatory criteria adopted under 76-3-501, MCA, as may be required by the governing body;~~
- a. *A description of every body or stream of surface water that may be affected by the proposed subdivision, together with available ground water information, and a description of the topography, vegetation, and wildlife use within the area of the proposed subdivision;*
 - b. *A summary of the probable impacts of the proposed subdivision based on the criteria described in [76-3-608](#);*
 - c. *A community impact report containing a statement of anticipated needs of the proposed subdivision for local services, including education and busing; roads and maintenance; water, sewage, and solid waste facilities; and fire and police protection; and*
 - d. *Additional relevant and reasonable information related to the applicable regulatory criteria adopted under [76-3-501](#) as may be required by the governing body.*

ENVIRONMENTAL IMPACT STATEMENT (EIS): A document (usually longer and more detailed than an EA) that describes impacts on the environment as a result of a proposed action. It includes scoping and describes impacts of alternatives and plans to mitigate the impacts.

EXISTING USE: The use of a lot, parcel or structure at the time of the enactment of the code or any section thereof.

FAMILY: One or more persons living together as a single housekeeping unit in a dwelling unit. A family may or may not be related by blood, marriage, or adoption.

FENCE: An enclosure or barrier, such as wooden posts, wire, iron, etc., used as a boundary, means of protection, privacy screening or confinement, but not including retaining walls, or hedges, shrubs, trees, or other natural growth.

FINDING OF FACT: *A written conclusion or determination based on evidence from which a decision is based.*

FIRE PROTECTION AGENCY (FPA): *The fire district that encompasses the subdivision or the Flathead County Office of Emergency Services where no fire district is present.*

FIRST MINOR SUBDIVISION: A proposed subdivision of a tract of record that has not been subdivided or created by a subdivision under these regulations, or has not resulted from division of a tract of record that has created more than five parcels through exemption, created from a tract of record under 76-3-201, MCA, or 76-3-207, MCA, since July 1, 1973.

FLOOD: A temporary increase in the flow or stage of a stream, or river, or in the state of a wetland or lake, that results in the inundation of normally dry areas.

FLOOD OF 100 YEAR FREQUENCY: A flood magnitude expected to recur on the average of once every 100 years, or a flood magnitude which has a one percent chance of occurring in any given year.

FLOODPLAIN: The area adjoining the watercourse or drainage that would be covered by the floodwater of a flood.

FLOODWAY: The channel of a watercourse or drainage and those portions of the floodplain adjoining the channel that are reasonably required to carry and discharge the floodwater of any watercourse or drainage.

FLOODWAY FRINGE: That portion of the floodplain outside the limits of the floodway.

FLOOR AREA: ~~The sum of the square footage of all of the floors of a structure or building.~~

FOUNDATION: The supporting substructure of a building or other structure, including but not limited to basements, slabs, sills, posts, or frost walls.

FREEHOLDER: The owner of a property or estate.

GROUND WATER: Any water beneath the earth's surface.

GROWTH POLICY: This term is synonymous with a comprehensive development plan, master plan, or comprehensive plan that meets the requirements of 76-1-601, MCA.

HISTORICAL AND CULTURAL RESOURCE: *Any district, site, building, structure, or object located upon or beneath the earth or under water that is significant in American or Tribal history, architecture, archaeology, biology, or anthropology. This item includes fossilized plants and animals of a geological nature, as well as historical records, art, historical places, sites, and monuments, which are rare and critical to scientific research or has a potential to address specific research questions.*

HOMEOWNER'S ASSOCIATION: *A private, nonprofit corporation of homeowners or property owners, established according to state law for the purpose of owning, operating and maintaining various common properties.*

HOMEOWNER'S PARK: A park serving a specific subdivision or group of subdivisions that is maintained by a homeowner's association or park owner's agreement.

HOME OCCUPATION: ~~A specialized commercial use of a scale which is still secondary to the residential use, has no adverse impact on the neighborhood, and no walk-in traffic generation. Such uses may include, but are not limited to, art and/or photography studios, computer programming, insurance sales, and handicrafts. The conducting of a hospital, barbershop, beauty shop, tearoom, tourist home, animal hospital, or other traffic generating use shall not be deemed to be a home occupation.~~

IMPACT FEE: Any charge imposed upon development by a governmental entity as part of the development approval process in order to fund the additional service capacity required by the new development pursuant to 7-6-1601, MCA. An impact fee may include a fee for the administration of the impact fee not to exceed five percent of the total impact fee collected.

IMPROVEMENT AGREEMENT (or SIA): A contractual agreement that may be required by the governing body to ensure the construction of such improvements as required by local subdivision regulations and/or conditions of approval. The improvement agreement ~~may~~ requires collateral to secure the construction of such improvements.

INDUSTRIAL: The manufacture, fabrication, processing or reduction of any article, substance, or commodity or any other treatment thereof in such a manner to change the form character or appearance thereof. It also shall include trucking facilities, warehousing, materials or equipment storage, businesses serving primarily industry and similar enterprises.

INFRASTRUCTURE: Public facilities and services that typically include roads, sewers, water, schools, police and fire buildings, libraries, hospitals, parks, trails, utilities, etc., to serve public demand and safety.

LANDSCAPE SITE PLAN: A plan associated with a subdivision, or other land development indicating the placement of landscape materials, including specifications, species, quantities, and method of installation.

LIVESTOCK: Generally accepted outdoor farm animals (i.e., cows, goats, horses, pigs, barnyard fowl, etc.) not to include cats, dogs, and other house pets.

LOCAL SERVICES: ~~Any and all services or facilities that local government entities are authorized to provide.~~ *Local services are any and all services that local governments, public or private utilities are authorized to provide for the benefit of their citizens. These services include, but are not limited to, law enforcement, fire protection, water supply, recreation, streets and roads, parks, libraries, schools, wastewater, electrical and telephone service and solid waste collection and disposal.*

LOCK-OFF UNIT: *Commercial transient lodging or multifamily units with more than one entrance from the hallway, common areas, or exterior, and able to be divided into more than one unit for use by owners or renters by locking interior doors.*

LOT: A parcel, plot, or other land area created by subdivision for sale, rent, or lease.

LOT MEASUREMENTS: For the purposes of these regulations lot measurements are defined as follows:

- a. Lot Depth -- The length of a line drawn perpendicularly from the front lot line and to the rear lot line. If the front and rear lines are not parallel, the ~~shortest~~ distance between the mid-point of the front lot line and the mid-point of rear lot line. For irregular lots (flag and pie shaped) the lot depth is measured by the length of the front lot line to the rear lot line.
- b. Lot Width -- The average width of the lot. In an irregularly shaped lot, the average width shall be the average of the following: the length of the front lot line, the length of the rear lot line, and the length of a line drawn between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines.
- e. ~~Lot Frontage -- The length of the front lot line.~~
- c. *Lot Frontage – the length of a lot’s boundary adjacent to something, such as a road, easement, body of water, etc.*
 - i. *Lakeshore or river – The length along the lake or river measured at the high water line*
 - ii. *Corner lot front line - The line separating the narrowest frontage of the lot from street. When the lines are equal, the front lot line shall be the line which is similar to the prevailing custom of the other buildings on the block. If such front is not evident, the Zoning Administrator shall determine the front property line.*
 - iii. *Interior lot front line - The line bounding the street frontage.*

- iv. Through lot front line: The line which is similar to the prevailing custom of the other buildings on the block. If such front is not evident, the Zoning Administrator shall determine the front property line.*
- d. Net Lot Area – The gross lot area less the area within any existing or proposed public or private street, road or easement for ingress and egress, and less the area within any existing or proposed easement wherein the owner of the lot is prohibited from using the surface of the land. Included in the net area is the area lying within public utility easements, sanitary sewer easements, landscaping easements, and other such easements wherein the owner of the lot is not prohibited from using the surface of the land.
- e. Gross Lot Area – the total area, measured in a horizontal plane, within the boundary lines of a lot.
- f. Taxable Lot Acreage: The gross area of a lot plus any proportionate area assigned to the lot for roads, parks, and/or common areas/facilities.*
- ~~f. Lot Line, Front: The front property line of a lot shall be determined as follows:~~
 - ~~i. Corner lot: The line separating the narrowest frontage of the lot from street. When the lines are equal, the front lot line shall be the line which is similar to the prevailing custom of the other buildings on the block. If such front is not evident, the Zoning Administrator shall determine the front property line.~~
 - ~~ii. Interior lot: The line bounding the street frontage.~~
 - ~~iii. Through Lot: The line which is similar to the prevailing custom of the other buildings on the block. If such front is not evident, the Zoning Administrator shall determine the front property line.~~
- g. Lot Line, Rear: The line which is opposite the front lot line. If the rear lot line is less than 10 feet in length, or if the lot forms a point at the rear, the rear lot line shall be a line 10 feet in length within the lot, parallel to and at the maximum distance from the front lot line.
- h. Lot Line, Side: The lines which connect the front and rear property lines of a lot.

LOT TYPES: For the purposes of these Regulations lot types are defined as follows:

- a. Corner Lot: A lot located at the intersection of two or more intersecting roads.
- b. Interior Lot: A lot with frontage on only one road.

- c. Irregular Lot (Flag Lot): An irregularly shaped lot typified by being almost entirely landlocked and having limited access and/or no direct frontage. Access to a public or private road is typically by an extended strip of land either deeded or by easement.
- d. Irregular Lot (Pie Lot): An irregularly shaped lot which, at the front lot line, contains minimal frontage and a substandard lot width but, as the depth increases, side lot lines rapidly expand to a legal width.
- e. Reverse Lot: A lot in which the frontage is reversed from the general pattern of the area.
- f. Through Lot: A lot with double frontage where the front lot line faces one road and the rear lot line faces another road.
- g. Lakeshore Lot: A lot bounded on at least one side by water and located on the perimeter of a permanently established lake.

MAJOR SUBDIVISION: A subdivision which includes six or more lots from a single parcel or tract of record.

MANUFACTURED HOME: A detached residential dwelling unit, which may consist of one or more sections, fabricated at a factory and designed to be towed on its own chassis to a building site for occupation as a dwelling with or without a permanent foundation. The term includes, but is not limited to, “trailer homes,” “house trailers,” and “mobile homes” whether or not the unit has been constructed after July 1, 1976, in conformance with Federal Manufactured Home Construction and Safety Standards. The term does not include “modular” or “factory-built buildings” that are fabricated at a factory in accordance with the Uniform Building Code Standards applicable to site-built homes, and are transported to the site for final assembly on a permanent foundation.

MARINA: A waterfront facility which provides for recreational boating and other water related activities. Any facility which provides dock slips or moorage for five or more watercraft is considered a marina.

~~**MINERAL:** Any ore, rock, or substance other than oil, gas, or bentonite including sand, gravel, peat, soil materials taken from below the surface or from the surface of the earth for the purpose of milling, concentration, refinement, smelting, manufacturing or other subsequent use or processing or for stockpiling for future use, refinement or smelting.~~

MINOR SUBDIVISION: See First Minor Subdivision or Subsequent Minor Subdivision.

MITIGATION: The action(s) which minimizes the adverse impacts which would be created by a subdivision or development.

MIXED USE: Development designed to encourage a diversity of compatible land uses, which include a mixture of two or more of the following uses: residential, office, retail, recreational, light industrial, and other miscellaneous uses.

MANUFACTURED HOME PAD: That area of a manufactured home space which has been prepared for the placement of a manufactured home.

MANUFACTURED HOME PARK: A tract of land that provides or will provide spaces for two or more manufactured homes.

MANUFACTURED HOME SPACE: A designated portion of a parcel of land designed for the accommodation of one manufactured home and its accessory buildings or structures for the exclusive use of the occupants.

MONUMENT (PERMANENT MONUMENT): Any structure of masonry, metal, or other permanent, durable material placed in the ground, which is exclusively identifiable as a monument to a survey point, expressly placed for surveying reference.

MOTORCOACH: See Recreation Vehicle.

MUNICIPALITIES: For the purposes of these Regulations, municipalities are defined as follows:

- a. First Class: Every city having a population of 10,000 or more.
- b. Second Class: Every city having a population of less than 10,000 and more than 5,000.
- c. Third Class: Every city having a population of less than 5,000 and more than 1,000.
- d. Town: Every municipal corporation having a population of less than 1,000 and more than 300.

NATURAL ENVIRONMENT: The physical and biological conditions which exist within a given area, including land, air, water, mineral, flora, fauna, noise, human, and objects of historic or aesthetic significance.

NATURAL RESOURCES: Land, fish, wildlife, biota, air, surface water, ground water, drinking water supplies, and any other resources within the state of Montana, owned, managed, held in trust, or otherwise controlled by or appertaining to the state of Montana or a political subdivision of the state. [75-10-701, MCA]

NO BUILD ZONE: An area in which no building or structure may be constructed or otherwise placed. A No Build Zone is generally intended to mitigate potentially adverse impacts.

OFF STREET PARKING: A site or a portion of a site, devoted to the off-street parking of vehicles, including parking spaces, aisles, access drives, and landscaped areas, and providing vehicular access to a street.

OPEN SPACE*: Land or water areas retained for use as active or passive recreation areas, or for resource protection and use, and for agricultural, horticultural, and silvicultural use. Permitted primary uses, which are considered to be open in character, are limited to agricultural/horticultural/silvicultural uses, recreational space, or a single-family dwelling on open-space area 20 acres or larger. Accessory uses to these primary uses are also permitted. Examples of permitted structures or uses include barns, corrals, stables, mint stills, granaries, hay sheds, farm or logging machinery storage buildings, golf courses, playgrounds, swimming pools, and courtyards. Open-space calculation shall exclude road easements and road rights-of-way.

OVERALL DEVELOPMENT PLAN: The plan of a subdivision design for a single tract proposed to be subdivided in stages.

PARENT PARCEL TRACT OF RECORD: As pertaining to subdivision review, the original parcel of land that is the subject, or a portion of which is the subject of a subdivision or development proposal, as established on July 1, 1973.

PERMANENT: Designed, constructed, and intended to exist indefinitely.

PERPETUAL: Continuing forever.

PERSON: Individual, trust, firm, joint-stock company, joint venture, consortium, legal entity, partnership, association, corporation, commission, state or state agency, political subdivision of the state, interstate body, or the federal government, including a federal agency. [76-10-701, MCA]

PHASED SUBDIVISION: A subdivision proposed to be subdivided in stages with each stage fully capable of functioning independently with all the required improvements in place.

PLANNED UNIT DEVELOPMENT (PUD): A land development project consisting of residential clusters, industrial parks, shopping centers, or office building parks that compose a planned mixture of land uses built in a prearranged relationship to each other and having open space and community facilities in common ownership or use. [76-3-103, MCA]

PLANNING AND ZONING OFFICE: The Flathead County Planning and Zoning Office.

PLANNING BOARD: The Flathead County Planning Board.

PLANTING SCREEN: An area of landscaping separating two distinct land uses, or a land use and a public right-of-way, and acts to soften or mitigate the effects of one land use on the other.

PLAT: A graphical representation of a subdivision showing the division of land into lots, parcels, blocks, roads, alleys, and other divisions and dedications. [76-3-103, MCA]

- a. Preliminary Plat: A neat and scaled drawing of a proposed subdivision showing the layout of roads, alleys, lots, blocks, and other elements of a subdivision that furnish a basis for review by a governing body. [76-3-103, MCA].
- b. Final Plat: The final drawing of the subdivision and dedication required to be prepared for filing for record with the county Clerk and Recorder containing all elements and requirements set forth in these regulations and the Montana Subdivision and Platting Act. [76-3-103, MCA].
- c. Amended Plat: The final drawing of any change to a filed platted subdivision.
- d. *Revised Preliminary Plat: In lieu of a filed Final Plat, a plat document associated with Subdivisions Created By Rent Or Lease and Condominiums, which conform to the approved Preliminary Plat and conditions of Preliminary Plat approval.*

PRESUMED: The fact is established unless rebutted by other evidence.

PRIME FARMLAND: As defined by the Natural Resources Conservation Service, those lands that are best suited to producing food, feed, forage, fiber and oilseed crops.

PRINCIPAL USE: The primary or predominant use to which the property is or may be devoted, and to which all other uses on the premises are accessory.

PUBLIC HEALTH AND SAFETY: A condition of well-being, free from danger, risk, or injury for a community at large, or for all people, not merely for the welfare of a specific individual or a small class of persons.

PUBLIC IMPROVEMENT: Any structure or facility constructed to serve the residents of a subdivision or the general public.

PRIVATE IMPROVEMENT: *Review Committee seeks County Attorney input*

PUBLIC UTILITY: Any person, firm, corporation, municipal department, or board duly authorized to furnish, and furnishing under state or municipal regulations to the public, electricity, gas, steam, communication, telegraph, transportation, wastewater or water.

RECREATION: *An activity or pastime that promotes health or spirits by relaxation and enjoyment and may be performed individually or with others. Active type recreation activities, usually performed with others, often require equipment and takes place at prescribed places, sites, or fields. Active type recreation activities include, but are not limited to, swimming, tennis and other court games, baseball and other field sports, golf, and playground activities. Passive type recreational activities generally do not require a developed site. Passive type recreation generally includes such activities as hiking,*

horseback riding, and picnicking. Passive recreation areas may also include areas of unimproved open space that provide aesthetic or environmental benefits.

RECREATION, ACTIVE: Recreation activities usually performed with others, often requiring equipment and taking place at prescribed places, sites, or fields. The term “active recreation” includes but is not limited to swimming, tennis, and other court games, baseball and other field sports, golf and playground activities.

RECREATION, PASSIVE: Recreational activities that generally do not require a developed site. This generally includes such activities as hiking, horseback riding, and picnicking. Passive recreation areas may also include areas of unimproved open space that provide aesthetic or environmental benefits.

RECREATION VEHICLE (RV): A vehicle built on a single chassis, designed to be self propelled or towed by another vehicle. A recreational vehicle is not designed or intended for use as a permanent dwelling, but as temporary living quarters for recreational camping, travel, or seasonal use. This definition includes vehicles such as travel trailers, motor-coaches, boats, house boats, and campers.

RECREATION VEHICLE SPACE: A designated portion of a recreational vehicle park designed for placement of a single recreational vehicle and the exclusive use of its occupants.

RECREATION VEHICLE PARK: A lot, tract or parcel of land used or offered for use in whole or in part with or without charge for the parking of occupied recreational vehicles, tents or similar devices used for temporary living quarters for recreational camping or travel purposes.

REMAINDER: A portion of a ~~parcel~~ tract of record left over from the creation of a subdivision from a larger parent ~~parcel~~ tract of record. ~~of less than 160 acres.~~

RESIDENTIAL: Regularly used by occupants as a semi-permanent or permanent place of abode which is made one’s home as opposed to one’s place of business, and which has housekeeping and cooking facilities for its occupants.

RETAINING WALL: A wall designed to resist the lateral displacement of soil or other materials.

RIPARIAN AREA: The area which lies between channels of flowing water and uplands, and which serves several functions, including water storage and aquifer recharge, filtering of chemical and organic wastes, sediment trapping, bank building and maintenance, flow energy dissipation, and primary biotic production. Riparian areas provide important habitat for many species of wildlife.

ROADS: *For purposes of these Regulations, roads are defined as follows:*

ROAD CLASSIFICATION:

Arterial: Provides the highest level of service at the greatest speed for the longest uninterrupted distance, with some degree of access control.

Collector: Provides a less highly developed level of service at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials.

Local: Consists of all roads not defined as arterials or collectors; primarily provides direct access to residential, commercial, industrial, or other abutting properties in areas of lower traffic volumes at low speeds. Typically these roads are located within a subdivision or commercial/business development. Local roads have two moving lanes of traffic, up to two parking lanes, and provide access to abutting properties

(Source: Federal Highway Commission)

ROAD TYPES: The roads listed in this section are intended to be a guide or basic comparison of road types in Flathead County. It is not intended to be a definitive list. The list of road types include, but are not limited to, the following:

**Arterial, Major: U.S. Highways: 2 and 93*

**Arterial, Minor: State Highways: 28, 35 (Kalispell to 206), 206, 82, and 83; Going to the Sun Highway, US 2 from Kalispell to Columbia Falls*

**Collector, Major: State Highways: 209 (from 35 to 83), 424, 486, 487 (Big Mt. Road) Batavia Lane to Ashley Lake Road to South Ashley Lake Road to US 2, Camas Road, Foothills Road, Rocky Cliff Drive to Airport Road to US 93, Airport Drive to Foys Canyon Road to Foys Lake Road to Meridian, Three Mile Drive to Spring Creek Drive to Farm to Market (424) to Lodgepole Road to Twin Bridges Road to Hwy 93, North Fork Road (southern part), West Reserve Drive, Whitefish Stage*

**Collector, Minor: Blacktail Road, Blankenship Road, Columbia Falls Stage, East Lakeshore Drive, East Side Road, Edgewood Drive, Farm to Market Road from Lodgepole Road to Hwy 93, Half Moon Road, Helena Flats Road, Hodgson Road, Lost Prairie Road, Lower Valley Road, Kila Road from US 2 to Brown's Meadow Road to Hog Heaven Road to Hwy 28, McCaffery Road, North Fork Road (northern part), Olney Crossover Road, Pleasant Valley Road, Star Meadows Road, Tamarack Lane, Truman Creek Road, Trumble Creek Road (loop from US 2 to US 2) Voerman Road to Braig Road to Half Moon Road, West Side Road*

**(Source: MDT Montana Highway Functional Classification)*

Highways: Those major thoroughfares which are the most important rural and urban traffic arteries of the state and those auxiliary highways which are the principal rural and urban inter-county routes of statewide importance as designated by the (state) director of transportation.

Local Roads:

Alley: A road used primarily for vehicular access to the rear of properties, but are not to serve as primary access or carry daily traffic.

Cul-de-sac: A dead-end street providing at the closed end special enlarged turning and maneuvering space for vehicular and emergency traffic.

Frontage: A local service or access road, usually parallel and adjacent to an arterial, major collector, or highway which provides access to abutting properties and controls traffic access.

Hammerhead: A t-shaped turn around used at the end of a dead end street which provides a three point turn around capacity.

Horseshoe: A street which begins and ends on the same road, but not at the same location.

Looped: A street having a single common ingress/egress for vehicular traffic, but includes a loop, the inside of which may be used for parking, open space, or, if large enough to allow for two tiers of lots.

Primary Access: A road providing direct access to the subdivision. Primary access can be by arterial, collector, or a local road other than a secondary emergency road, and may be a private or public road.

Secondary emergency: A road that functions only as limited emergency ingress/egress to a subdivision. These roads can connect to arterial, collector or local roads, but are not to serve as primary access or carry daily traffic.

Subdivision: Roadways used for direct access to residential, commercial or industrial lots, or other abutting land and connections to higher order road systems, such as arterial or collector roads. These roads typically service a subdivision and through traffic movements are discouraged. Subdivision roads may be internal or located on the perimeter of the subdivision.

RURAL: Rural land is pastoral countryside and usually incorporates a variety of agricultural or forestry uses and small to medium sized woodlots. Average residential densities are low and large tracts of land predominate. ~~Residential subdivisions are unusual and limited industrial activities could be found in areas with appropriate resources (i.e. gravel extraction, timber or agricultural processing).~~

SETBACK: The minimum distance by which any building or structure must be separated from a road easement, water body, or other identified physical or biological condition.

SITE PLAN: A schematic diagram, to scale, of the lot, tract or parcel of land showing the specific location of all existing and proposed features, such as buildings, other structures, driveways, parking, landscaped areas, easements, utilities, surface water, drainage, etc.

SPECIAL IMPROVEMENT DISTRICT (SID): A district created by the County Commissioners for the purpose of building, constructing, or acquiring by purchase one or more of the

improvements of the kind described in 7-12-4102 M.C.A., in or for the benefit of the special improvement district.

STORMWATER DETENTION POND: A low lying area designed to temporarily hold a set amount of water while controlling the out-flow to another location. The water level recedes due to planned drainage and evaporation.

STORMWATER RETENTION POND: A pond designed to collect and store stormwater. The water is not released to another location.

STREAM TYPES: Source: *Glossary of Geology*, Margaret Gray, Robert McFee Jr., and Carol L. Wolfe, Editors, American Geological Institute, Copyright 1972.

Ephemeral Stream – A stream or reach of stream that flows briefly only in direct response to precipitation in the immediate locality and whose channel is at all times above the water table. The term “may be arbitrarily restricted” to a stream that does “not flow continuously during periods of as much as one month”.

Intermittent Stream – (a) A stream or reach of stream that flows only at certain times of year, as when it receives water from springs or from surface source. The term “may be arbitrarily restricted” to a stream that “flows continuously during periods of as much as one month”. (b) A stream that does not flow continuously, as when water losses from evaporation or seepage exceed the available streamflow.

Perennial Stream – A stream or reach of a stream that flows continuously throughout the year and whose upper surface generally stands lower than the water table in the region adjoining the stream.

STRUCTURE: A combination of materials constructed and erected permanently on the ground or attached to something having a permanent location on the ground including buildings and signs. Not included are residential fences less than six feet in height, retaining walls, rockeries and similar improvements of a minor character less than three feet in height.

SUBDIVIDER: Any Person, firm or corporation, or other entity which causes land to be subdivided or which proposes a subdivision of land. When used in these regulations, the term "subdivider" also includes the subdivider's agent(s). [76-3-103, MCA]

SUBDIVISION: A division of land or land so divided which creates one or more parcels containing less than 160 acres that cannot be described as a one-quarter aliquot part of a United States government section, exclusive of public roadways, in order that the title to or possession of the parcels may be sold, rented, leased, or otherwise conveyed and includes any re-subdivision and further includes a condominium or area, which area, that provides or will provide multiple space for recreational camping vehicles or mobile homes [76-3-103, MCA].

SUBSEQUENT MINOR SUBDIVISION: A division of land which is the second or subsequent minor subdivision on a tract of record as it existed on July 1, 1973, that results in a cumulative total of no more than five lots. The tract of record, as it existed on July 1,

1973, may be divided by the use of exemptions up to five times and still be considered a first minor subdivision.

SUBSTANTIAL IMPROVEMENT: Any repair, reconstruction, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. The term does not, however, include any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions.

SURVEYOR (LICENSED *PROFESSIONAL* LAND SURVEYOR): A person licensed in conformance with the Montana Professional Engineer's Registration Act (Title 37, Chapter 67, MCA) to practice surveying in the State of Montana.

SURVEYOR (EXAMINING LAND SURVEYOR): A ~~registered~~ *licensed* land surveyor duly appointed by the governing body to review surveys and plats submitted for filing [76-3-103, MCA].

SWALE: A drainage channel or depression which directs surface water flow.

TEMPORARY: Any structure ~~that is not attached to a permanent foundation,~~ or ~~any~~ use placed on a parcel of land for a period of short duration.

TRACT OF RECORD: An individual parcel of land, irrespective of ownership, that can be identified by legal description, independent of any other parcel of land, using documents on file in the records of the county clerk and recorder's office [76-3-103, MCA].

URBAN: Of, relating to, characteristic of or constituting a city, generally characterized by moderate and higher density residential, commercial, and industrial development including infrastructure required for that development.

USE: The specific purpose for which a building or lot is arranged, intended, designed, occupied, and maintained.

VARIANCE: Permission to depart from these regulations when, because of special circumstances applicable to the property, strict application of these regulations deprives such property of privileges enjoyed by other property in the vicinity.

VEGETATIVE BUFFER: *An area of vegetated land generally located on the waterward side of impervious surfaces where disturbances of vegetation are not allowed or are limited by a use agreement, easement, deed restriction or similar document. Vegetative buffers are meant to protect water resources by stabilizing stream banks, minimizing soil erosion, helping to control water temperature and exclude noxious weeds, and intercepting nonpoint source pollution from surface and stormwater runoff. Vegetative buffer enhance wildlife habitat, scenic resources and recreational resources. Mowed lawns are*

not considered vegetative buffers as vegetative buffers typically consist of trees, shrubs, forbs and perennial grasses with at least 50% of the species mixture native to the area.

VICINITY MAP: A map at a scale suitable to locate a proposed subdivision or development, showing the boundary lines of all adjacent properties and roads and other information necessary to determine the location of the proposed subdivision.

VIEWSHED: A visually sensitive area that is visible from a defined observation point. Visually sensitive areas include pleasing vistas or prospects or scenes, including but not limited to skylines, ridgelines, bluffs, rock outcroppings, foothills, mountain backdrop, unique vegetation, floodplains, streams, surface water, natural drainages, and wildlife habitat.

WETLANDS: Areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that may or may not support a prevalence of vegetation typically adapted for life in saturated soil conditions. If vegetation is absent, soils or hydrology may indicate wetland areas.

WILDLAND URBAN INTERFACE: *Where structures and other human developments meet and intermingle with wildland vegetation.*

WILDLAND VEGETATION: *Uncultivated land covered by forest, brush or grass. Wildland vegetation does not include agricultural lands that are fallow or grazed on an annual or more frequent basis.*

WILDLIFE: Living animals which are neither human nor domesticated.

WILDLIFE HABITAT: A place frequented by wildlife or site where wildlife naturally lives.